

LOT 7 RUM ISLAND WOODS S/D.  
707-357, 790-1263, TD 903-2433,

MCDADE JENNIFER LEE  
443 SW LIGHTWOOD PLACE  
FORT WHITE, FL 32038

**2026**

24-7S-16-04313-009  
PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	24716.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2022	1,140	124,156
TOTALS	1,140			1,140	124,156

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	1,140	113.5000	114.64	130,690	2022	2022	0	0	5.00	95.00	
3 MANUF 2			100% - 2022			Heated Area: 1140			HX Base Yr 2022			

BAS  
2022

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			124,156	
TOTAL MARKET OB/XF VALUE			10,108	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			184,264	
SOH/AGL Deduction			47,857	
ASSESSED VALUE			136,407	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			84,996	
TOTAL JUST VALUE			184,264	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			174,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043149	Mobile Home		11/11/2021
17108	M H	125	06/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1438	6/21/2022	QC	U	I	11	100
GRANTOR: MCDADE ARTHUR F						
GRANTEE: MCDADE ARTHUR F						
1450/1164	10/12/2021	WD	U	I	37	30,000
GRANTOR: ANZALONE RICHARD G						
GRANTEE: MCDADE ARTHUR F						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	12	24	168.00	UT	7.50	7.50	100	2003	2003	3	100	1,260	
2	0070	CARPORT UF	0	100	20	22	440.00	UT	3.00	3.00	100	2003	2003	3	100	1,320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	2.00	100	2003	2003	3	100	528	

TOTAL OB/XF													10,108											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING NOTES	
443 SW LIGHTWOOD PL, FORT WHITE	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/07/2026
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=21,12] E76 S15 W76 N15 \$	