

LOT 8 RUM ISLAND WOODS S/D.
583-474, 914-432, WD 1367-2169,

BALLANCE PHILIP
479 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2026

24-7S-16-04313-010
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	HARDWOOD	100
Interior Floor	00	N/A	0
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	03	100
Kitchen Adjus	01	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
BAS	1,512	100	
TOTALS	1,512		179,823

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	4	100%	- 2023	Heated Area: 1512			HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	179,823		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	241,823		
SOH/AGL Deduction	10,647		
ASSESSED VALUE	231,176		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	179,765		
TOTAL JUST VALUE	241,823		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	231,177		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043098	Mobile Home		11/03/2021
33589	M H	375	11/25/2015
16368	PUMP/UTPOL	30	12/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2712	2/21/2025	QC	U	I	11	100
GRANTOR: POWERS ECHO						
GRANTEE: BALLANCE PHILIP						
1461/1767	3/10/2022	WD	Q	I	01	235,000
GRANTOR: THOMAS MARY F						
GRANTEE: POWERS ECHO						

EXTRA FEATURES	
479 SW LIGHTWOOD PL, FORT WHITE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=19,16] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF														
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	1.10	50,000.00	55,000.00	55,000							