LOT 10 RUM ISLAND WOODS S/D.
674-61, 747-59, 753-516, 793-166

COOPER WILLIAM R
484 SW LIGHTWOOD PL
FORT WHITE, FL 32038-2606

2026

24-7S-16-04313-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

484 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	74,800
SOH/AGL Deduction	20,605
ASSESSED VALUE	54,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,195
TOTAL JUST VALUE	74,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,800

SALE:5:1: LOT 10 RUM ISLAND WOODS S/D.
SALE:4:1: LOT 10 RUM ISLAND - REPO
SALE:3:1: LOT 10 RUM ISLAND WOODS
SALE:2:1: LOT 10 RUM ISLAND WOODS REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31502	GARAGE	187	10/08/2013
22164	M H	250	08/06/2004
8790	M H	75	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1308	5/23/2024	LE	U	I	14	0
GRANTOR: COOPER WILLIAM R						
GRANTEE: COOPER WILLIAM R (E						
1380/0115	3/02/2019	WD	Q	I	01	72,000
GRANTOR: REX & JOAN THOMPSON						
GRANTEE: WILLIAM R COOPER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0030	BARN,MT	0	0	24	30	720.00	UT	15.00	15.00	100	2015	2015	3	100	10,800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS