LOT 11 RUM ISLAND WOODS S/D.
596-627, 747-851, 755-330, DC 12

LOVE GWENDOLYN L
478 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2027

24-7S-16-04313-013

BUILDING CHARACTERISTICS

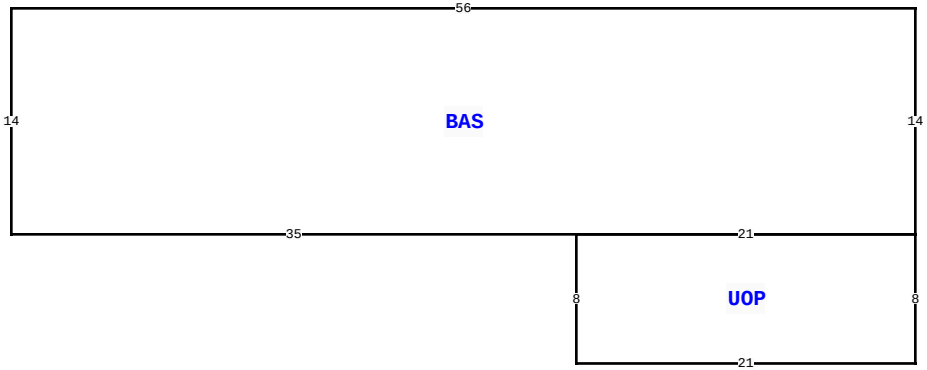
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M 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	784	100		784	12,939
UOP	168	25		42	693
TOTALS	952			826	13,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	826	68.7690	41.26	34,081	1982	1982	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr 2024



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

478 SW LIGHTWOOD PL, FORT WHITE

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 14,750

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	0200	C	MBL HM	100		00	0.00	0.00	0.81	LT		1.00	1.00	1.00	50,000.00	50,000.00	40,500							
2	0200	C	MBL HM	0					0.19	LT		1.00	1.00	1.00	50,000.00	50,000.00	9,500							

REVIEW DATE 04/03/2023 BY RP Total Acres: 5.38 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,211
TOTAL MARKET OB/XF VALUE		14,750
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,961
SOH/AGL Deduction		0
ASSESSED VALUE		236,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,550
TOTAL JUST VALUE		236,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,613

XFOB:4:1: WEST MH
XFOB:3:1: OAKB (LIBETY) MH
PRMT:1:1: 14X60

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046438	Mobile Home		02/02/2023
7140	M H	60	05/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/337	1/20/2023	WD	U	I	11	100
GRANTOR: LOVE JAMES C						
GRANTEE: LOVE GWENDOLYN L						
1399/2438	11/25/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: GWENDOLYN L LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E35 UOP= S8 E21N8 W21$ E21 N14$.

LOT 11 RUM ISLAND WOODS S/D.

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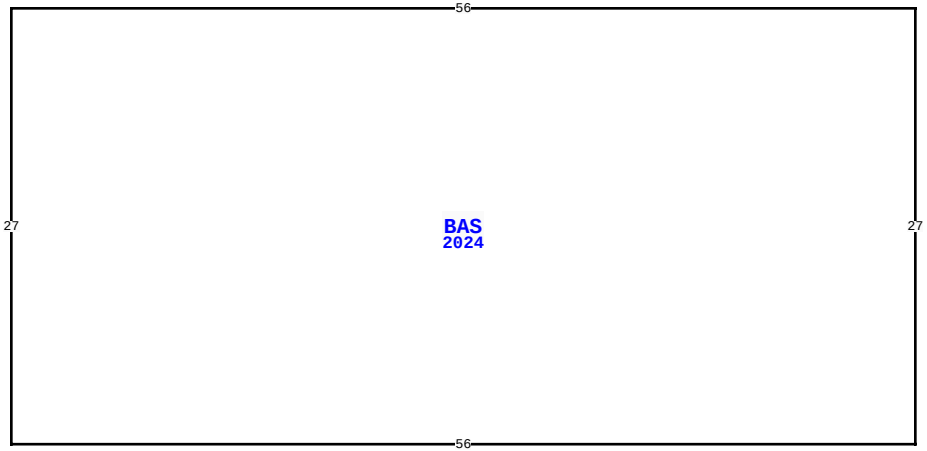
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0202	MOBILE HOME/M 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	1,512	100	2024	1,512	158,579
TOTALS	1,512			1,512	158,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.0000	110.40	166,925	2022	2022	0	0	0	5.00	95.00

3 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024



478 SW LIGHTWOOD PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1399/2438	11/25/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: GWENDOLYN L LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,11] E56 S27 W56 N27 $

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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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