

LOT 13 RUM ISLAND WOODS S/D.
679-531, 694-291, 738-217, 766
-128, 808-1708, 974-1652, FJ

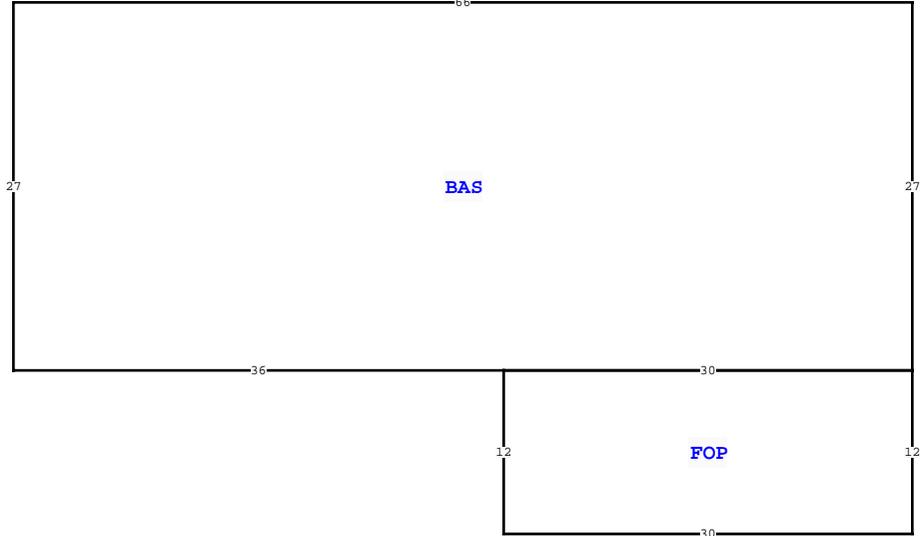
ALEXANDER LASHUNDA
382 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2026

24-7S-16-04313-015

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM			02
NEIGHBORHOOD/LOC	24716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
FOP	360	35	
TOTALS	2,142		1,908

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2010		96,507	1990	1990	0	0	60.00	40.00
			Heated Area: 1782				HX Base Yr	2010			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,603
TOTAL MARKET OB/XF VALUE			13,150
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			106,753
SOH/AGL Deduction			63,487
ASSESSED VALUE			43,266
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,266
TOTAL JUST VALUE			106,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,913
SALE:3:1: LOT 13 RUM ISLAND WOODS.			
SALE:2:1: LOT 13 RUM ISLAND WOODS S/D			
PRMT:1:1: 26X66			
XFOB:1:1: OAKS MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7632	M H	60	09/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/1837	2/09/2017	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LASHUNDA ALEXANDER						
0974/1652	2/07/2003	WD	Q	I		66,000
GRANTOR: JAMES R & BARBARA CAR						
GRANTEE: EDWARD JR & LASHUND						

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	0031	BARN,MT AE	0	100	0	0	UT	5,000.00	5,000.00	75	1993	1993	3	75	3,750	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	400	
TOTALS															13,150	

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							