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

2027

24-7S-16-04313-015

BUILDING CHARACTERISTICS

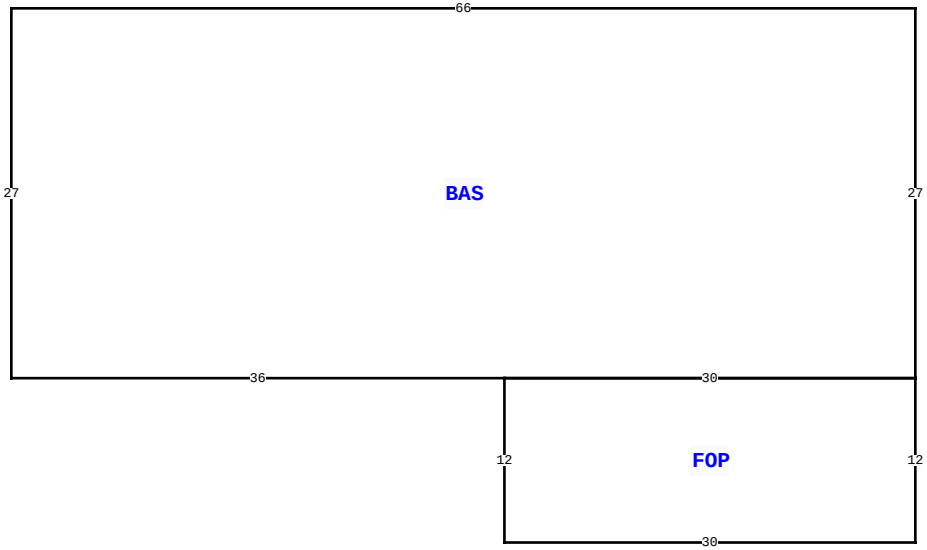
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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		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	1,782	100		1,782	34,336
FOP	360	35		126	2,428
TOTALS	2,142			1,908	36,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,908	80.2845	48.17	91,908	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1782 HX Base Yr 2010



382 SW LIGHTWOOD PL, FORT WHITE

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

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	5,000.00	5,000.00	75	1993	1993	3	75	3,750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,763
TOTAL MARKET OB/XF VALUE		13,150
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		104,913
SOH/AGL Deduction		60,349
ASSESSED VALUE		44,564
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,564
TOTAL JUST VALUE		104,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,913

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E36 FOP= S12 E30 N12 W30$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,150

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	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 4.59 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS