LOT 15 RUM ISLAND WOODS S/D.

635-405, 761-1626, 781-1088, CT

FOSTER JARETH DALE CADEN/MCCOY KIMBERLY DAWN
176 SW SPOONBILL CT
FORT WHITE, FL 32038

2027

24-7S-16-04313-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

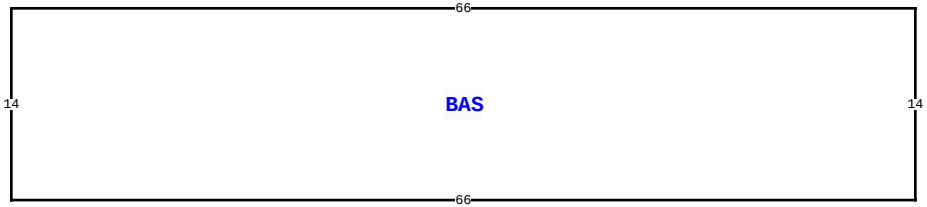
NEIGHBORHOOD/LOC 24716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,258
TOTALS	924			924	25,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	113.9000	68.34	63,146	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



176 SW SPOONBILL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,258
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	83,858
SOH/AGL Deduction	18,000
ASSESSED VALUE	65,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,858
TOTAL JUST VALUE	83,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,858

SALE:3:1: FORECLOSURE

SALE:2:1: LOT 15 RUM ISLAND WOODS

LAND:1:1: 4.01 AC.

SALE:1:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31409	M H	371	08/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1465	4/10/2026	WD	Q	I	01	115,000
GRANTOR: POSSUM GLEN ENTERPRIS						
GRANTEE: FOSTER JARETH DALE						
1251/1109	3/15/2013	WD	U	V	16	18,000
GRANTOR: JOEL PHELPS (MARR'D)						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/05/2026 BY TP Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS