

LOT 15 RUM ISLAND WOODS S/D.
635-405, 761-1626, 781-1088, CT

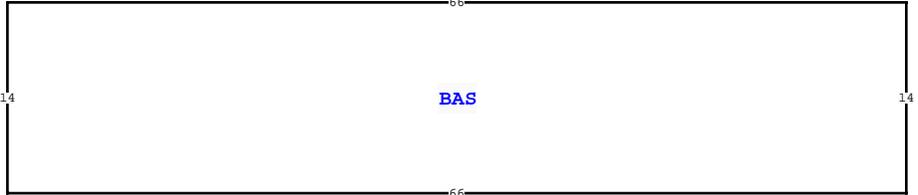
FOSTER JARETH DALE CADEN/MCCOY KIMBERLY DAWN
18648 NW 246TH ST
HIGH SPRINGS, FL 32643

2026

24-7S-16-04313-017
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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 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
Architectural Units	01	CONV 100 0 100

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	71.76	66,306	2000	2000	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



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
BAS	924	100
TOTALS	924	26,522

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	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	

EXTRA FEATURES		176 SW SPOONBILL CT, FORT WHITE	
BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			26,522
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			85,122
SOH/AGL Deduction			25,251
ASSESSED VALUE			59,871
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,871
TOTAL JUST VALUE			85,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,858

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1465	4/10/2026	WD Q	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														
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							