

LOT 16 RUM ISLAND WOODS S/D.
780-1867, WD 1075-1, QC 1313-55,

PREINE GLENN H/CORBETT JENNIFER
220 SW SPOONBILL CT
FORT WHITE, FL 32038

2026

24-7S-16-04313-018
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 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 | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 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 |
| BAS | 1,152 | 100 | |
| TOTALS | 1,152 | | 1,152 |
| | | | 33,648 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|------------|-----------|-------------|----------------|----------------|----------|-----|-----------|------------|------|--------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MOBILE HME | 34% | - 2026 | | | | | | | | | Heated Area: 1152 | HX Base Yr 2026 |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div> | | | | | | | | | | | | | |
| BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | 05/07/2026 | MLU | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,648 | |
| TOTAL MARKET OB/XF VALUE | | 7,400 | |
| TOTAL LAND VALUE - MARKET | | 50,000 | |
| TOTAL MARKET VALUE | | 91,048 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 91,048 | |
| TOTAL EXEMPTION VALUE | | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 66,048 | |
| TOTAL JUST VALUE | | 91,048 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 79,444 | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 10306 | M H | 125 | 10/11/1995 |
| 9838 | PUMP/UTPOL | 30 | 06/14/1995 |

| SALES DATA | | | | | | |
|-------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1494/133 | 7/03/2023 | PB U | I | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PREINE GLENN H | | | | | | |
| 1494/133 | 4/03/2023 | PB U | I | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PREINE GLENN H | | | | | | |

| 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 | 0080 | DECKING | 0 | 34 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 2 | 0080 | DECKING | 0 | 34 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 34 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0285 | SALVAGE | 0 | 34 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0102 | C | SFR/MH | 34 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | |
| BAS= W48 S24 E48 N24\$. | | | | | | | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,400 | | | | | | | | | | | | | |