

LOT 18 RUM ISLAND WOODS S/D.  
ORB 825-1002, 840-1188,  
866-385, 893-1371,

HIATT TIMOTHY I/HIATT LINDA F  
316 SW SPOONBILL CT  
FT WHITE, FL 32038

2026

24-7S-16-04313-020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architectual	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	1,456	100	
TOTALS	1,456		101,331

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2004	Heated Area: 1456			HX Base Yr 2004				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
316 SW SPOONBILL CT, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				101,331	
TOTAL MARKET OB/XF VALUE				14,550	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				165,881	
SOH/AGL Deduction				84,732	
ASSESSED VALUE				81,149	
TOTAL EXEMPTION VALUE				HX HB SX 81,149	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				165,881	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				160,558	
SALE: 3:1: FORECLOSURE					
BLDG: 2:1: WESTON MH					
SALE: 2:1: LOT 18					
SALE: 1:1: LOT 18 RUM ISLAND WOODS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
28895	M H	375	09/29/2010		
12883	M H	125	08/12/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/2427	11/25/2003	WD	Q	I		47,000
GRANTOR: CRABTREE						
GRANTEE: TIMOTHY I & LINDA F						
0893/1371	12/13/1999	WD	Q	I		35,000
GRANTOR: RAULSTON'S						
GRANTEE: CRABTREE'S (1993 S						

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	0040	BARN, POLE	0	100	0	24		2.50	2.50	100	1997	1997	3	100	1,800	
2	0080	DECKING	0	100	0	0		0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0		0.00	0.00	100	2010	2010	3	100	200	
5	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2010	2010	3	100	300	
6	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2010	2010	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2010	2010	3	100	50	
8	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2010	2010	3	100	50	
9	0031	BARN, MT AE	0	100	0	0		0.00	0.00	100	2015	2015	3	100	4,900	
TOTAL OB/XF													14,550			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S26 E56 N26\$.			

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	1.00	50,000.00	50,000.00	50,000								