LOT 19 RUM ISLAND WOODS S/D. MCCOY WILLARD MARK

769-1761, 952-2034, DC 1226-497, ,

2027

24-7S-16-04313-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

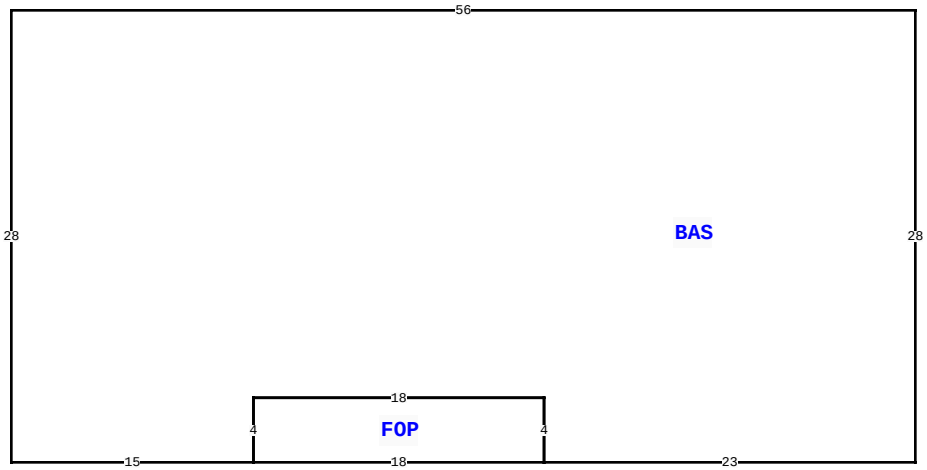
NEIGHBORHOOD/LOC 24716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100		1,496	123,308
FOP	72	30		22	1,813
TOTALS	1,568			1,518	125,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	103.3560	113.69	172,581	2003	2003	0	0	0	27.50	72.50

2 SINGLE FAM 0% - 0 Heated Area: 1496 HX Base Yr



374 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	2007	2007	3	100	1,000	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,121
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	182,121
SOH/AGL Deduction	0
ASSESSED VALUE	182,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,121
TOTAL JUST VALUE	182,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,400

XFOB:1:1: TAMA MH

BLDG:1:1: TAMA MH

SALE:1:1: LOT 19 RUM ISLAND WOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049084	Roof Replacement	12,959	01/25/2024
31490	MAINT/ALTR	30	10/02/2013
19691	SFR	265	06/28/2002
6758	M H	60	01/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1219	8/05/2026	LE	U	I	14	100
GRANTOR: MCCOY WILLARD MARK (E						
GRANTEE: FOSTER KIMBERLY M (						
1297/2515	7/14/2015	WD	Q	I	01	150,000
GRANTOR: LEAH A ELAND						
GRANTEE: WILLARD MARK MCCOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E15 FOP= E18 N4 W18 S4$ N4 E18 S4 E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	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 04/02/2024 BY JS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS