LOT 21 RUM ISLAND WOODS S/D.
561-75, PB 1477-543

REYES JULIO E
450 SW SPOONBILL CT
FT WHITE, FL 32038

2027

24-7S-16-04313-023

BUILDING CHARACTERISTICS

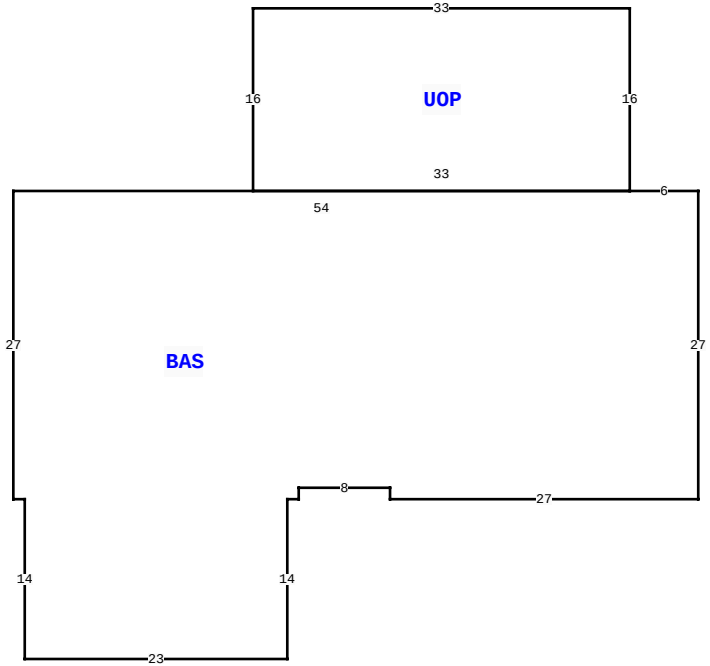
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	54,724
UOP	528	25		132	3,735
TOTALS	2,462			2,066	58,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,066	117.9000	70.74	146,149	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1934 HX Base Yr 1996



450 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0130	CLFENCE 5	0	100	0	0	210.00	UT	3.00	3.00	100	1995	1995	3	100	630	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	100	2010	2010	3	100	14,400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0080	DECKING	0	100	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		58,460
TOTAL MARKET OB/XF VALUE		23,930
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		132,390
SOH/AGL Deduction		57,063
ASSESSED VALUE		75,327
TOTAL EXEMPTION VALUE	HX HB WX	55,327
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		132,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9600	M H	125	04/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N16 W33 S16 E33$ W54 S27 E1 S14 E23 N14 E1 N1E8 S1 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,930

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS