LOT 24 RUM ISLAND WOODS S/D.

765-1433, WD 1280-2340, PB 1316-

WELLMAN TERESA/WELLMAN JACK
329 SW SPOONBILL CT
FORT WHITE, FL 32038

2027

24-7S-16-04313-026

BUILDING CHARACTERISTICS

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 Floo	12	HARDWOOD 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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

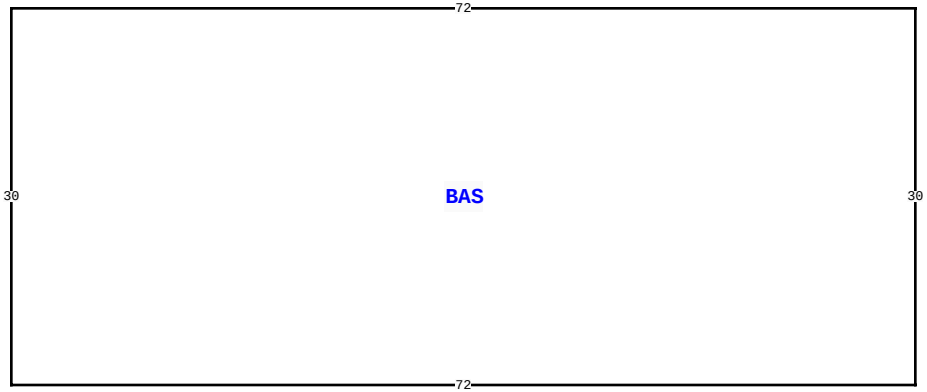
NEIGHBORHOOD/LOC 24716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	185,042
TOTALS	2,160			2,160	185,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	116.6000	108.44	234,230	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2016 Heated Area: 2160 HX Base Yr 2016



329 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,042
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		239,742
SOH/AGL Deduction		127,475
ASSESSED VALUE		112,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,856
TOTAL JUST VALUE		239,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,721

XFOB:1:1: CYPR ID#HMLCY28111482398 A & B ORB 765-1

SALE:1:1: LOT 24 RUM ISLAND WOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32755	M H	375	03/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2340	8/26/2014	WD	Q	I	01	50,000
GRANTOR: RONALD BACHMAN & KATH						
GRANTEE: TERESA WELLMAN & JA						
0765/1433	9/28/1992	WD	Q	I		47,000
GRANTOR: JOSEPH LOVETT						
GRANTEE: RONALD BACHMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	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							

REVIEW DATE 12/29/2015 BY JS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS