

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

2026

24-7S-16-04313-026
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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 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 Units	01	CONV	100
		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
BAS	2,160	100	
TOTALS	2,160		187,021

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2016								
Heated Area: 2160					HX Base Yr 2016							
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/07/2026	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		187,021	
TOTAL MARKET OB/XF VALUE		4,700	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		241,721	
SOH/AGL Deduction		132,724	
ASSESSED VALUE		108,997	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		57,586	
TOTAL JUST VALUE		241,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,824	

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						

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

LAND DESCRIPTION													TOTAL OB/XF					4,700						
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S30 E72 N30\$.	