LOT 27 RUM ISLAND WOODS S/D.
807-1487, 811-984.

LOVETT JOAN M
P O BOX 1087
HIGH SPRINGS, FL 32643

2026

24-7S-16-04313-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

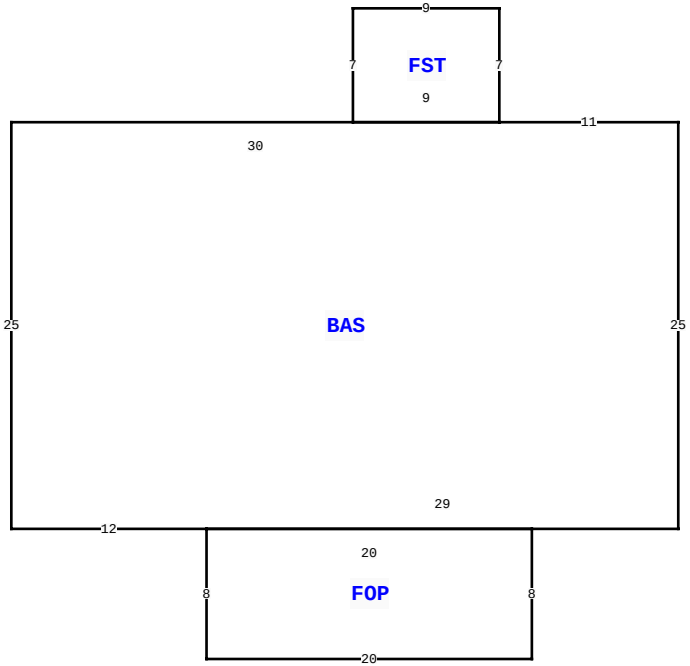
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,025	100		1,025	72,608
FOP	160	30		48	3,400
FST	63	55		35	2,479
TOTALS	1,248			1,108	78,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,108	97.3080	108.98	120,750	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



182 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,488
TOTAL MARKET OB/XF VALUE	2,070
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	130,558
SOH/AGL Deduction	23,198
ASSESSED VALUE	107,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,360
TOTAL JUST VALUE	130,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,558

SALE:1:1: LOT 27 RUM ISLAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0811/0984	8/14/1995	WD	Q	I		33,000

GRANTOR: CONWAY SINCLAIR & GEO
GRANTEE: JOANNE LOVETT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FST= N7 W9 S7 E9$ W30 S25 E12 FOP= S8 E20 N8 W20 $ E29N25$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,070

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 07/13/2015 BY DF Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/09/2026 BY SYS