LOT 27 RUM ISLAND WOODS S/D.

807-1487, 811-984.

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

2027

24-7S-16-04313-029

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

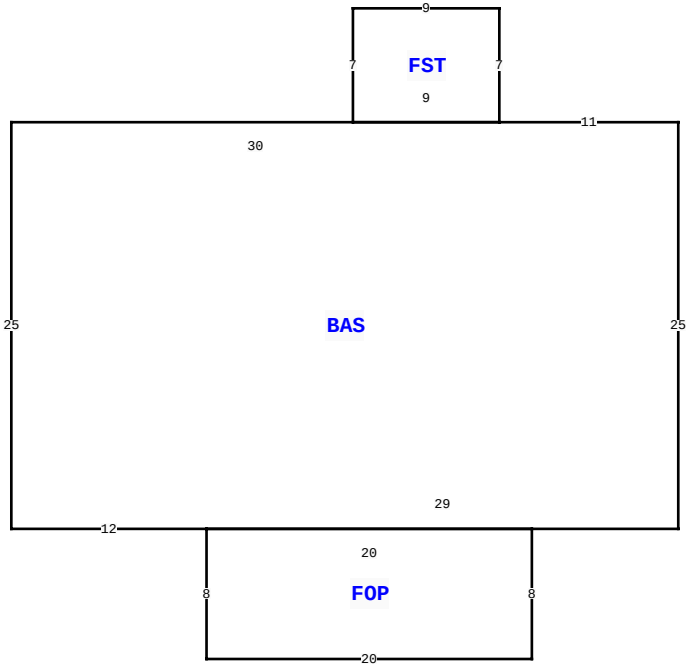
NEIGHBORHOOD/LOC 24716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	71,315
FOP	160	30		48	3,340
FST	63	55		35	2,435
TOTALS	1,248			1,108	77,090

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	107.04	118,600	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

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,090
TOTAL MARKET OB/XF VALUE	2,070
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	129,160
SOH/AGL Deduction	11,064
ASSESSED VALUE	118,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,096
TOTAL JUST VALUE	129,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,558

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$.

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 11/17/2026 BY SYS