THE N 638 FT OF TRACT 39 RUM ISL
1.

TRUE TIMOTHY SR
1042 SW FEATHER LN
FORT WHITE, FL 32038

2026

25-7S-16-04319-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

398 SW LANDER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL MARKET OB/XF VALUE	17,950
TOTAL LAND VALUE - MARKET	59,800
TOTAL MARKET VALUE	77,750
SOH/AGL Deduction	19,288
ASSESSED VALUE	58,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,462
TOTAL JUST VALUE	77,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,950

PRMT:2:1: S. CUMMINGS MH

XFOB:1:1: CONCORD MH ID#3310131692A & B FINANCING

SALE:1:1: DOUBLE WIDE MOBILE HOME AND 5 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10946	M H	125	03/27/1996
10091	M H	125	08/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/677	8/18/2025	LE	U	V	14	100
GRANTOR: TRUE TIMOTHY SR (ENH						
GRANTEE: TRUE SHAUN PATRICK						
1071/1922	1/12/2006	WD	Q	I		140,000
GRANTOR: DAVID AND ENID MCCAW						
GRANTEE: TIMOTHY AND ROBIN T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	250	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,950

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.90	13,000.00	11,700.00	46,800							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 59,800 Market: 0 Agricultural: 0 Common: 59,800 PRINTED 05/08/2026 BY SYS