LOT 1 RUM ISLAND ROAD S/D.
634-661, 634-662, 668-561, 668-5

JIPSON DOUGLAS K/JIPSON MERRILLEE M
2070 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

25-7S-16-04320-001

BUILDING CHARACTERISTICS

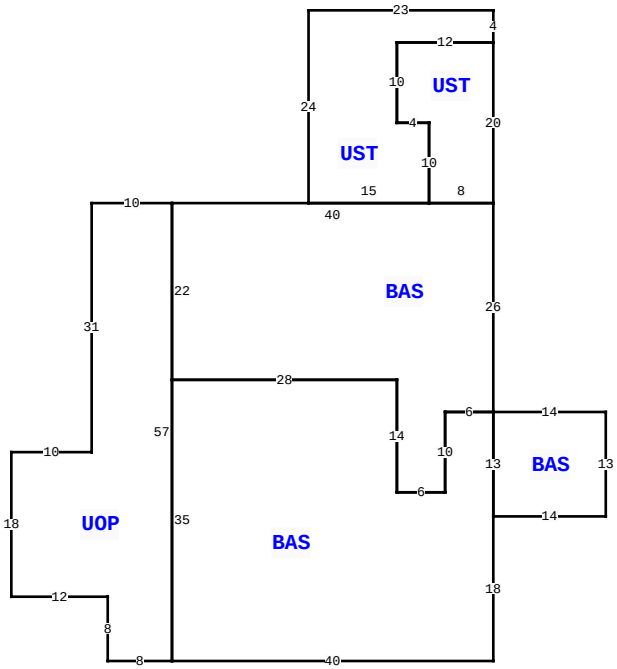
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	12,180
BAS	988	100		988	66,121
BAS	1,292	100		1,292	86,466
UOP	734	20		147	9,838
UST	200	45		90	6,023
UST	352	45		158	10,574
TOTALS	3,748			2,857	191,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	93.6000	102.96	294,157	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2462 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

2070 SW COUNTY ROAD 138 , FORT WHITE

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	191,202
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	54,080
TOTAL MARKET VALUE	246,082
SOH/AGL Deduction	0
ASSESSED VALUE	246,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,082
TOTAL JUST VALUE	246,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,554

SALE:4:1: LOT 1 RUM ISLAND RD S/D. PERSONAL PROPER

SALE:3:1: $.60 STAMPS

SALE:2:1: LOT 1 RUM ISLAND ROAD S/D CHECKING

BLDG:2:1: VALU MH (RP'D-ELDON L/DOROTHY H LANGFO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13315	M H	125	11/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/1104	6/08/2012	WD	U	I	12	52,800
GRANTOR: HSBC BANK USA						
GRANTEE: DOUGLAS K & MERRILL						
1198/0068	7/07/2010	CT	U	I	11	100
GRANTOR: CLERK OF COURT(LANGFO						
GRANTEE: HSBC BANK USA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= W10 S31 W10 S18 E12 S8 E8 N57$ S22 BAS= S35 E40 N18 BAS= E14 N13 W14 S13$ N13 W6 S10 W6 N14 W28$ E28S14E6 N10 E6 N26$ UST= N20 UST= N4 W23 S24 E15 N10 W4 N10 E12$ W12 S10 E4 S10 E8$.

LAND DESCRIPTION

TOTAL OB/XF 800

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		CN	0.00	0.00	1.19	AC		1.00	1.00	2.00	16,000.00	32,000.00	38,080							
2	0000	C	VAC RES	0		CN	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 2.19 Total Land Value: 54,080 Market: 0 Agricultural: 0 Common: 54,080 PRINTED 11/16/2026 BY SYS