S1/2 OF S1/2 OF NW1/4 OF SW1/4 (ISLAND RANCHES).

GOLDEN MICHAEL JOHN/GOLDEN KRISTAL JO
257 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

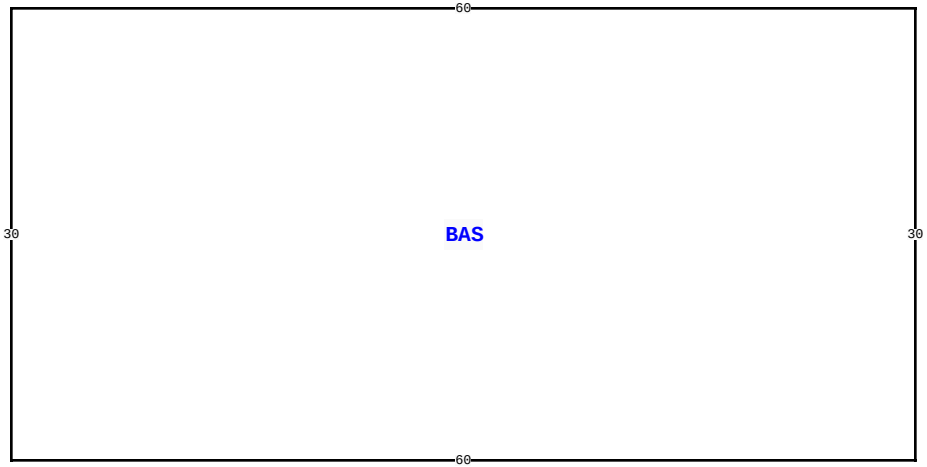
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	175,163
TOTALS	1,800			1,800	175,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.9000	109.34	196,812	2020	2019	0	0	0	11.00	89.00

1 MANUF 2 100% - 2020 Heated Area: 1800 HX Base Yr 2020



257 SW FEATHER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	14	30	420.00	UT	6.00	6.00	100	1998	1998	3	100	2,520	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,163
TOTAL MARKET OB/XF VALUE	9,720
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	294,883
SOH/AGL Deduction	151,036
ASSESSED VALUE	143,847
TOTAL EXEMPTION VALUE	HX HB VX DX 13 143,847
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	294,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,709

LAND:1:1: LOT 28
SALE:1:1: 10 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39375	M H	0	03/02/2020
13779	STORAGE	50	03/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/395	10/15/2021	WD	U	I	30	100
GRANTOR: GOLDEN MICHAEL						
GRANTEE: GOLDEN MICHAEL JOHN						
1400/2128	11/11/2019	WD	U	V	11	100
GRANTOR: CHRISTOPHER, ERIC & S						
GRANTEE: MICHAEL GOLDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,720

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 04/30/2020 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS