AKA LOT 12 RUM ISLAND RANCHES UN
OF NW1/4 OF NE1/4, RUN S 1271.51
R/W CR-138, W ALONG R/W 328.45 F

SHINE GARY LEE/SHINE CHERRI FRAN
1415 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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

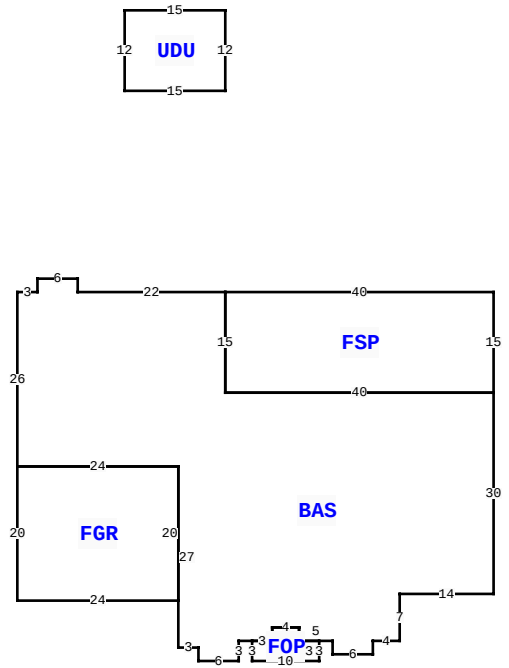
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100		2,407	179,954
FGR	480	55		264	19,737
FOP	38	30		11	822
FSP	600	40		240	17,943
UDU	180	55		99	7,402
TOTALS	3,705			3,021	225,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,021	104.5660	115.02	347,475	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2407 HX Base Yr



1415 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,859
TOTAL MARKET OB/XF VALUE	39,573
TOTAL LAND VALUE - MARKET	131,490
TOTAL MARKET VALUE	396,922
SOH/AGL Deduction	164,716
ASSESSED VALUE	232,206
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	180,795
TOTAL JUST VALUE	396,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,026

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046476	Electrical Servic	0	02/07/2023
38488	POOL	319	08/19/2019
16824	M H	125	03/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/2075	7/22/1993	WD	Q	V	03	0

GRANTOR: FRANK SHINE

GRANTEE: GARY LEE SHINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N2 W6 S2 W3 S26 FGR= S20 E24 N20 W24$ E24 S27 E3 S2 E6 N3 E2 FOP= S3 E10 N3 W3 N2 W4 S2 W3$ E3 N2 E4 S2 E5 S2 E6 N2 E4 N7 E14 N30 FSP= N15 W40 S15 E40$ W40 N15$ PTR=N30 UDU= N12 W15 S12 E15$ S30$.

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	100	16	20	320.00	UT	1.40	1.40	100	0	0	3	100	448	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
4	0040	BARN,POLE	0	100	36	16	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440	
5	0252	LEAN-TO W/	0	100	10	48	480.00	UT	1.50	1.50	100	2010	2010	3	100	720	
6	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2021	2020		91	28,665	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 39,573

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	100		A-1	0.00	0.00	9.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	86,400							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 03/25/2026 BY robin Total Acres: 14.61 Total Land Value: 131,490 Market: 0 Agricultural: 0 Common: 131,490 PRINTED 11/16/2026 BY SYS