

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

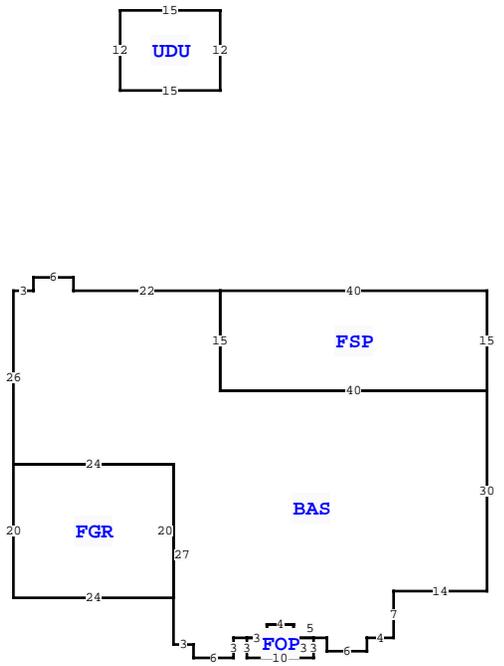
2026

25-7S-16-04321-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,407	100	
FGR	480	55	
FOP	38	30	
FSP	600	40	
UDU	180	55	
TOTALS	3,705		

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	119.21	360,133	1993	1993	0	0	35.00	65.00		
1 SINGLE FAM		100% - 0	Heated Area: 2407				HX Base Yr						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			234,086	
TOTAL MARKET OB/XF VALUE			39,573	
TOTAL LAND VALUE - MARKET			131,490	
TOTAL MARKET VALUE			405,149	
SOH/AGL Deduction			179,706	
ASSESSED VALUE			225,443	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			174,032	
TOTAL JUST VALUE			405,149	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			401,956	

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	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														TOTAL OB/XF		39,573	
L N	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								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							