W1/2 OF W1/2 OF SE1/4 OF NW1/4 E
LOT 20 RUM ISLAND RANCHES S/D UN

FOLINO ERNEST G/FOLINO BARBARA E
1818 SW COUNTY ROAD 138
FORT WHITE, FL 32038-2640

2027

25-7S-16-04321-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

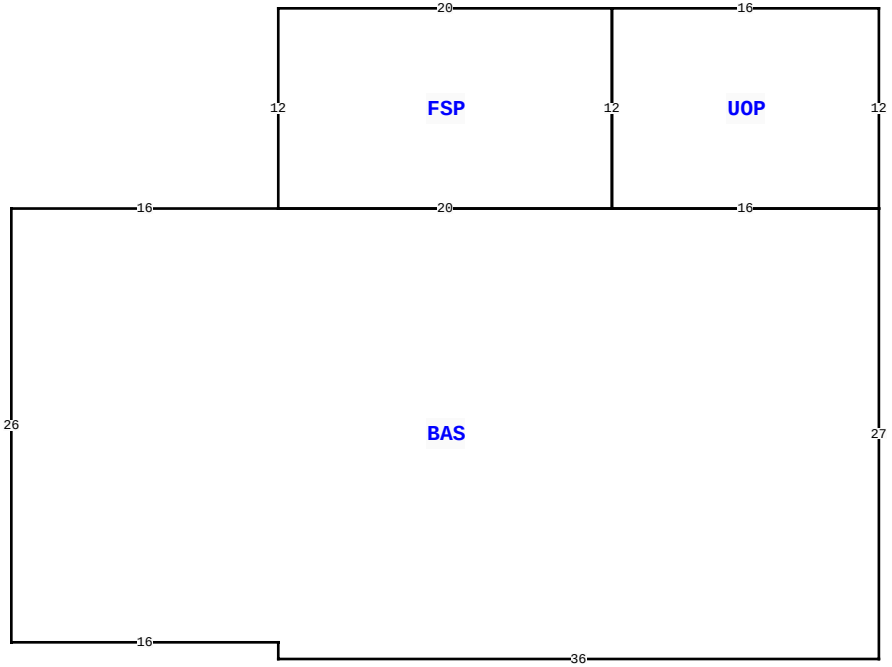
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100		1,388	38,609
FSP	240	40		96	2,670
UOP	192	25		48	1,335
TOTALS	1,820			1,532	42,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	115.9000	69.54	106,535	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1388 HX Base Yr



1818 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/06/2026 MLU | 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	0040	BARN,POLE	0	100	24	24	576.00	UT	2.45	2.45	100	0	0	3	100	1,411	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,614
TOTAL MARKET OB/XF VALUE	10,211
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	162,825
SOH/AGL Deduction	82,677
ASSESSED VALUE	80,148
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	28,737
TOTAL JUST VALUE	162,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,825

LAND:1:1: LOT 20

XFOB:1:1: 1994 MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054835	Roof Replacement	6,300	01/16/2026
7403	M H	60	06/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S26 E16 S1 E36 N27 UOP= N12 W16 S12 E16$ W16 FSP= N12 W20 S12 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 10,211

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	0102	C	SFR/MH	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 07/23/2015 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS