THE N1/2 OF THE E1/2 OF W1/2 OF
(AKA N1/2 23 RUM ISLAND RANCHES

GAY TIMOTHY P
2000 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-017

BUILDING CHARACTERISTICS

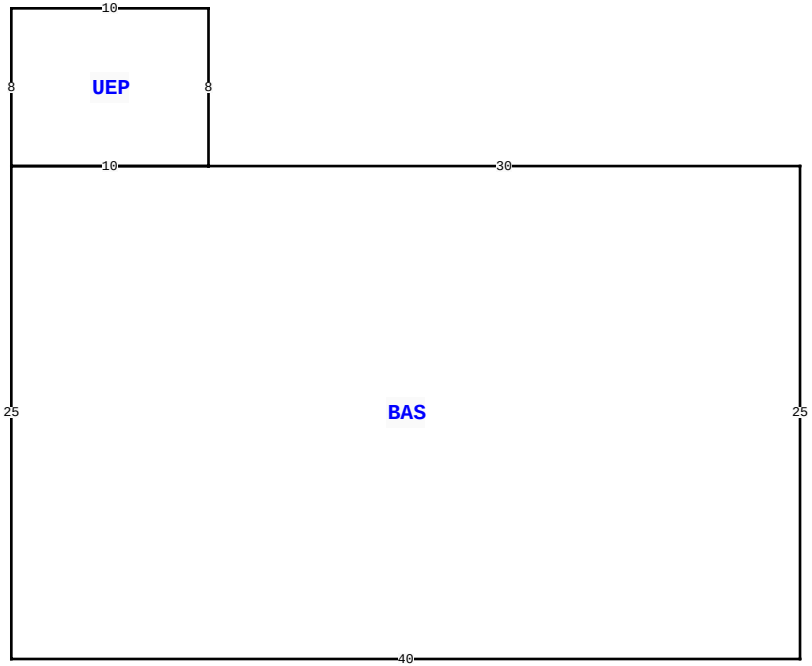
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,000	100		1,000	27,096
UEP	80	70		56	1,517
TOTALS	1,080			1,056	28,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	112.9000	67.74	71,533	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1000 HX Base Yr 2026



2000 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,613
TOTAL MARKET OB/XF VALUE		15,480
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		109,093
SOH/AGL Deduction		0
ASSESSED VALUE		109,093
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411
BASE TAXABLE VALUE		2,682
TOTAL JUST VALUE		109,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,093

XFOB:1:1: 1990 SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16191	M H	125	10/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1411	9/15/2025	PB	U	I	18	0

GRANTOR: CLERK OF COURT (GAY E

GRANTEE: GAY TIMOTHY P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UEP= N8 W10 S8 E10$W10 S25 E40 N25$.

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	0021	BARN,FR AE	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	18	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 15,480

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS