W1/2 OF W1/2 OF NE1/4 OF SE1/4 E
LOT 37 RUM ISLAND RANCHES UNREC)

BIRD LEAH
855 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

855 SW FEATHER LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	93,500
TOTAL MARKET VALUE	100,500
SOH/AGL Deduction	26,979
ASSESSED VALUE	73,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,521
TOTAL JUST VALUE	100,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/2616	2/07/2019	WD	Q	V	01	45,000
GRANTOR: ERIKA H SIMON						
GRANTEE: LEAH BIRD						
1166/1462	1/21/2009	WD	U	V	15	100
GRANTOR: VANJAY DEVELOPMENT CO						
GRANTEE: ERIKA H SIMON						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	93,500							

REVIEW DATE 03/06/2020 BY BC Total Acres: 10.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 11/17/2026 BY SYS