

E1/2 OF W1/2 OF SE1/4 OF SE1/4 E  
& ALSO THE W1/2 OF E1/2 OF SE1/4  
(AKA LOTS 42 & 43 RUM ISLAND RAN

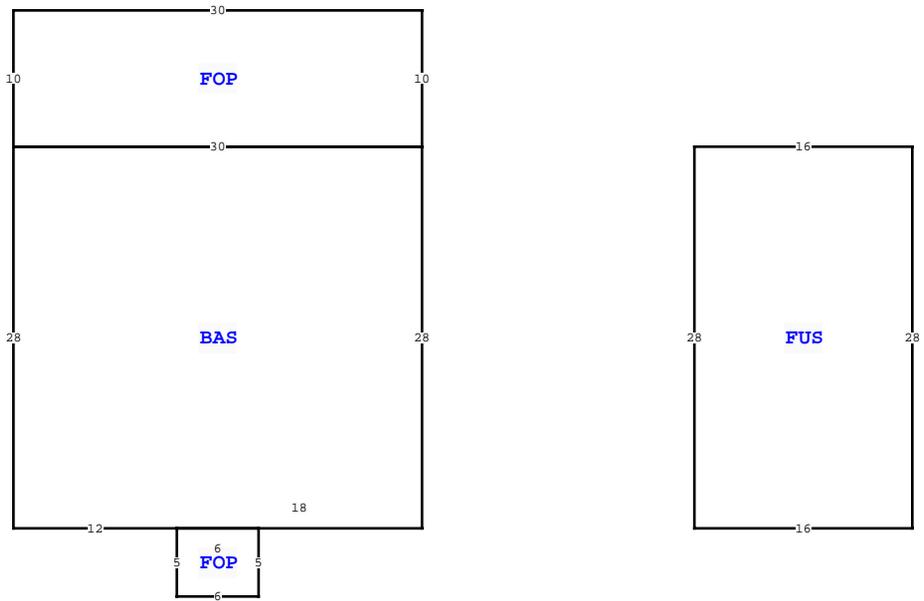
LILLQUIST JAMES R/LILLQUIST JOYCE  
930 SW FEATHER LN  
FORT WHITE, FL 32038

**2026**

25-7S-16-04321-021  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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	840	100	
FOP	30	30	
FOP	300	30	
FUS	448	100	
TOTALS	1,618		1,387 105,524

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,387	95.3400	106.78	148,104	2002	2002	0	0	28.75	71.25
1 SINGLE FAM 100% - 2003 Heated Area: 1288 HX Base Yr 2003											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,524
TOTAL MARKET OB/XF VALUE		8,071
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		293,595
SOH/AGL Deduction		127,245
ASSESSED VALUE		166,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,939
TOTAL JUST VALUE		293,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19427	SFR	230	04/12/2002
19149	TR/TRAILER	75	01/24/2002
16457	M H	75	01/04/2000
14763	CHARITABLE	75	12/14/1998
13580	STORAGE	50	02/02/1998
13569	M H	125	01/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/0165	3/21/1994	WD	U	V	12	20,000

GRANTOR: ANNIE P RUSSELL  
GRANTEE: JAMES R & JOYCE E L

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	12	24	UT	10.50	10.50	100	1998
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2002
3	0296	SHED METAL	0	100	9	14	UT	0.00	0.00	100	2002
4	0080	DECKING	0	100	14	14	UT	0.80	0.80	80	2002
5	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
6	0294	SHED WOOD/	0	100	12	16	UT	10.00	10.00	100	2010

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
8,071											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	10.00	AC	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
9,000.00	9,000.00	90,000							
9,000.00	9,000.00	90,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= N28 FOP= N10 W30 S10 E30\$ W30 S28 E12 FOP= S5 E6 N5 W6\$ E18\$ PTR= E20 FUS= E16 N28 W16 S28\$ W20\$.											