W1/2 OF W1/2 OF SE1/4 OF SW1/4 E
(AKA TRACT 52 RUM ISLAND RANCHES

LUCAS MARY K/MCGRAW KARLY M
380 SW FEATHER LN
FORT WHITE, FL 32038

**2027**

**25-7S-16-04321-022**

## BUILDING CHARACTERISTICS

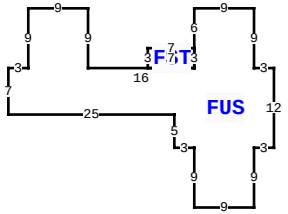
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 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/ |

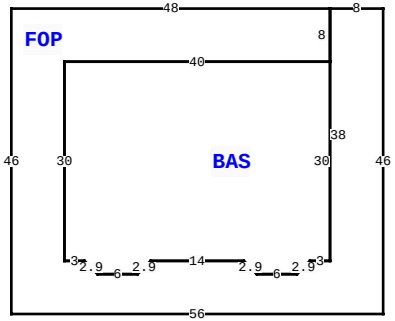
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,232 | 100 | | 1,232 | 114,267 |
| FOP | 1,344 | 30 | | 403 | 37,378 |
| FST | 21 | 55 | | 12 | 1,113 |
| FUS | 598 | 100 | | 598 | 55,464 |
| TOTALS | 3,195 | | | 2,245 | 208,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,245 | 116.3030 | 127.93 | 287,203 | 2003 | 2003 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 100% - 2004 Heated Area: 1830 HX Base Yr 2004




380 SW FEATHER LN, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,222 |
| TOTAL MARKET OB/XF VALUE | | 7,292 |
| TOTAL LAND VALUE - MARKET | | 99,000 |
| TOTAL MARKET VALUE | | 314,514 |
| SOH/AGL Deduction | | 87,908 |
| ASSESSED VALUE | | 226,606 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 170,195 |
| TOTAL JUST VALUE | | 314,514 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,307 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16975 | SFR | 305 | 05/17/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1431/308 | 2/16/2021 | QC | U | I | 11 | 100 |
| GRANTOR: LUCAS MARY KAY | | | | | | |
| GRANTEE: LUCAS MARY K | | | | | | |
| 1412/0503 | 4/29/2020 | QC | U | I | 30 | 100 |
| GRANTOR: ROBERT E & MARY KAY L | | | | | | |
| GRANTEE: MARY KAY LUCAS & KA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S30 E3 D2 R2 E6 R2 U2 E14 D2 R2 E6 R2 U2 E3 N30$ FOP= N8 W48 S46 E56 N46 W8 S38 W3 D2 L2 W6 L2 U2 W14 D2 L2 W6 L2 U2 W3 N30 E40$ PTR= N30 FUS= N9 E3 N12 W3 N9 W9 S6 FST= W7 S3 E7 N3$ S3 W16 N9 W9 S9 W3 S7 E25 S5 E3 S9 E9$ S30$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 400 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 24 | 58 | 1,392.00 | UT | 2.50 | 2.50 | 90 | 2010 | 2010 | 3 | 90 | 3,132 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 400 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 24 | 40 | 960.00 | UT | 2.50 | 2.50 | 90 | 2010 | 2010 | 3 | 90 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,292

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 0.90 | 11,000.00 | 9,900.00 | 99,000 | | | | | | | |

REVIEW DATE 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS