E1/2 OF E1/2 OF NW1/4 OF SE1/4 E
(AKA LOT 36 RUM ISLAND RANCHES U

REIG MARINA SELENE
829 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-024

BUILDING CHARACTERISTICS

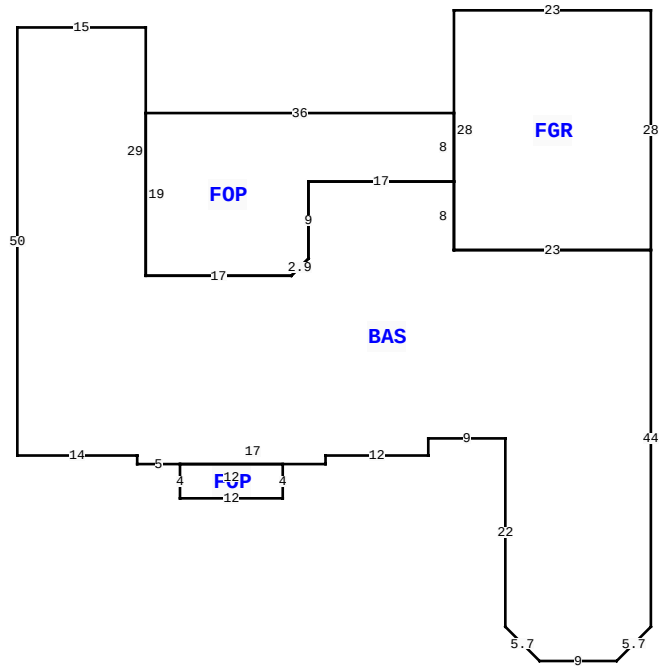
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,643	100		2,643	333,113
FGR	644	55		354	44,617
FOP	48	30		14	1,765
FOP	495	30		148	18,653
TOTALS	3,830			3,159	398,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,159	127.3125	140.04	442,386	2007	2015	0	0	0	10.00	90.00

2 SINGLE FAM 100% - 2024 Heated Area: 2643 HX Base Yr 2024



829 SW FEATHER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		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	0166	CONC,PAVMT	0	100	0	0	685.00	UT	3.00	3.00	100	2007	2007	3	100	2,055	
2	0030	BARN,MT	0	100	24	40	960.00	UT	12.00	12.00	100	2007	2007	3	100	11,520	
3	0258	PATIO	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		398,147
TOTAL MARKET OB/XF VALUE		17,075
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		525,222
SOH/AGL Deduction		93,563
ASSESSED VALUE		431,659
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		380,248
TOTAL JUST VALUE		525,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047895	Roof Replacement	22,000	08/15/2023
25788	SFR	758	05/08/2007
14219	M H	125	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1937	7/13/2023	WD	Q	I	01	560,000
GRANTOR: MURKERSON DERRELL RAY						
GRANTEE: REIG MARINA SELENE						
1070/1466	12/30/2005	WD	Q	I		133,000
GRANTOR: PAYTON AND ROSS						
GRANTEE: MURKERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S50 E14 S1 E5 FOP= S4 E12 N4 W12$ E17 N1 E12 N2 E9 S22 R4 D4 E9 U4 R4 N44 FGR= N28 W23 S28 E23$ W23 N8 FOP= N8 W36 S19 E17 R2 U2 N9 E17$ W17 S9 D2 L2 W17 N29$.

LAND DESCRIPTION

TOTAL OB/XF 17,075

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	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 09/25/2023 BY TP Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS