E1/2 OF W1/2 OF SE1/4 OF SW1/4 E
(AKA LOT 51 RUM SLAND RANCHES UN

BAIR SHEILA MARIE/BAIR DANIEL
438 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-027

BUILDING CHARACTERISTICS

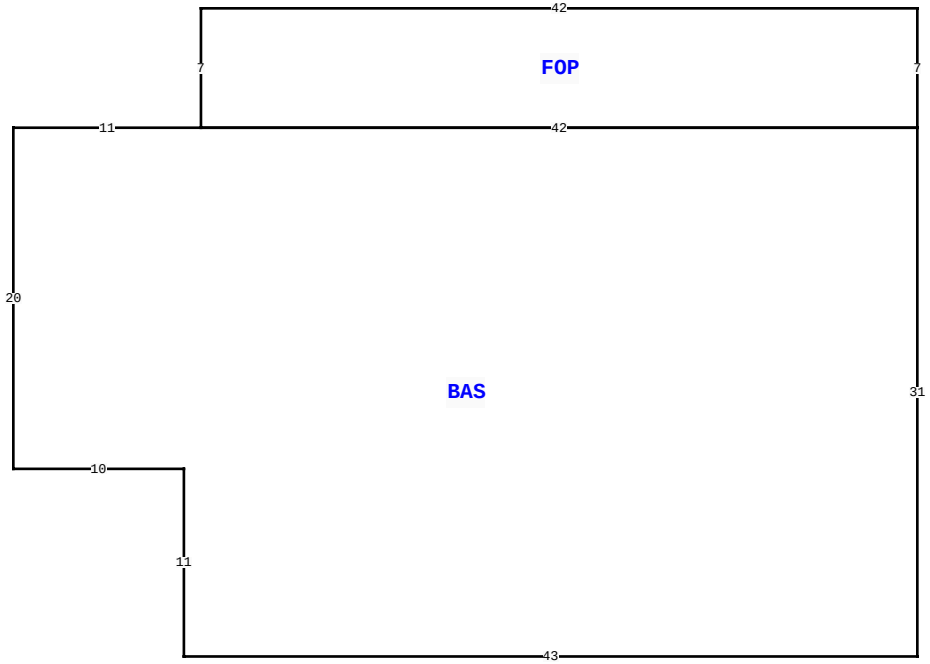
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,533	100		1,533	147,657
FOP	294	30		88	8,476
TOTALS	1,827			1,621	156,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	114.8400	126.32	204,765	2001	2010	5	0	0	18.75	76.25

1 SINGLE FAM 100% - 2026 Heated Area: 1533 HX Base Yr 2026



438 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		156,133
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		268,233
SOH/AGL Deduction		46,739
ASSESSED VALUE		221,494
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		165,083
TOTAL JUST VALUE		268,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055175	Storage Building	18,000	03/05/2026
000055034	Right-of-Way Acce		02/18/2026
000054937	Roof Replacement	4,000	02/03/2026
16554	SFR	255	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/67	12/02/2025	QC	U	I	11	100
GRANTOR: STRINGHAM ANDREA AS G						
GRANTEE: BAIR SHEILA MARIE						
1556/65	12/02/2025	WD	Q	I	01	340,000
GRANTOR: STRINGHAM STEPHEN L						
GRANTEE: BAIR SHEILA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S20 E10 S11 E43 N31 FOP= N7 W42 S7 E42$ W42 $.

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	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	100	10	20	200.00	UT	4.50	4.50	100	2010	2010	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 09/10/2026 BY Nick Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS