E1/2 OF NE1/4 OF SW1/4 OF NE1/4.
13-A UNIT RUM ISLAND RANCHES UNR

SPENCE-THOMAS DEBRA L
1422 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-040

BUILDING CHARACTERISTICS

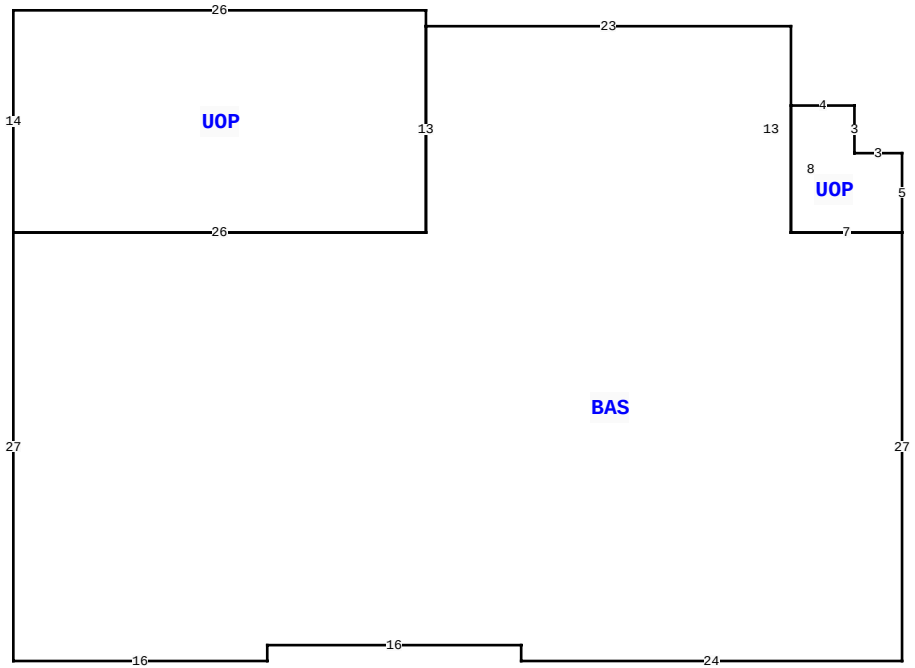
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,795	100		1,795	38,700
UOP	47	25		12	259
UOP	364	25		91	1,962
TOTALS	2,206			1,898	40,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,898	89.8290	53.90	102,302	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1795 HX Base Yr



1422 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	24	24	576.00	UT	4.00	4.00	50	0	0	3	50	1,152	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,921
TOTAL MARKET OB/XF VALUE		8,502
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		114,423
SOH/AGL Deduction		58,386
ASSESSED VALUE		56,037
TOTAL EXEMPTION VALUE	HX HB	31,037
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,423

XFOB:3:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 6

XFOB:2:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 2

SALE:1:1: HUSB TO WIFE

BLDG:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049603	Mobile Home		04/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/879	2/06/2026	LE	U	I	14	100
GRANTOR: SPENCE-THOMAS DEBRA L						
GRANTEE: SPENCE-THOMAS CHRIS						
0838/1180	4/04/1997	WD	Q	I	03	11,400
GRANTOR: ALAN C SPENCE-THOMASL						
GRANTEE: DEBRA L SPENCE-THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N1 W26 S14 E26 N13$ S13 W26 S27 E16 N1E16 S1 E24 N27 UOP= N5 W3 N3 W4 S8 E7$ W7 N13$.

LAND DESCRIPTION

TOTAL OB/XF 8,502

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/23/2024 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS