W1/2 OF E1/2 OF SW1/4 OF NW1/4 E
(AKA LOT 22 RUM ISLAND RANCHES U

AUDETTE ASHLEY
1930 SW CR 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-042

BUILDING CHARACTERISTICS

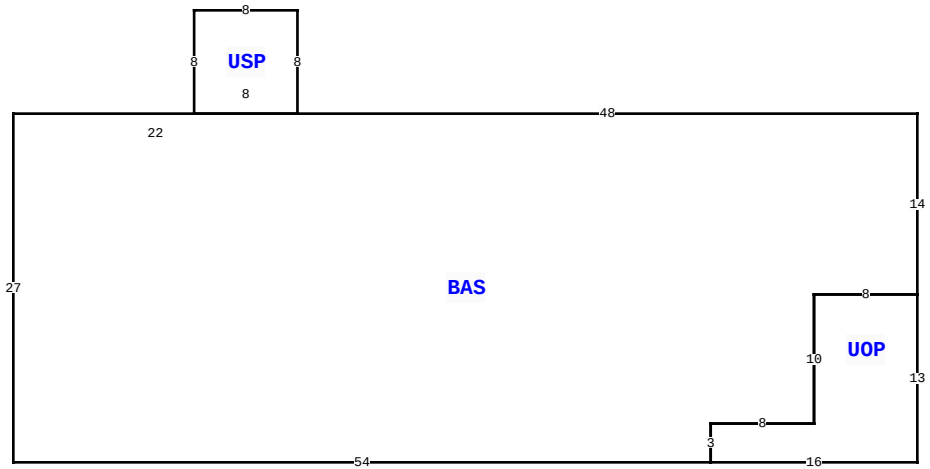
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,762	100		1,762	93,382
UOP	128	25		32	1,696
USP	64	35		22	1,166
TOTALS	1,954			1,816	96,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,816	102.5100	96.36	174,990	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1762 HX Base Yr 2001



1930 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		96,244
TOTAL MARKET OB/XF VALUE		10,720
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		201,964
SOH/AGL Deduction		110,565
ASSESSED VALUE		91,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,988
TOTAL JUST VALUE		201,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,964

LAND:1:1: LOT 22

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30052	M H	375	04/04/2012
16449	M H	125	01/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0871/0757	11/12/1998	WD	Q	V		30,000

GRANTOR: KULAS

GRANTEE: AUDETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 USP= N8 W8 S8 E8$ W22 S27 E54 UOP= E16 N13 W8 S10 W8 S3$ N3 E8 N10 E8 N14$.

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	0040	BARN,POLE	0	100	18	24	432.00	UT	2.50	2.50	100	2000	2000	3	100	1,080	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2000	2000	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,720

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 03/24/2026 BY SYS