N1/2 OF W1/2 OF NE1/4 OF SW1/4 O
(AKA N1/2 LOT 14-A RUM ISLAND RA

SWANN RICHARD F/SWANN CORNELIA G
1438 SW CR 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-044

BUILDING CHARACTERISTICS

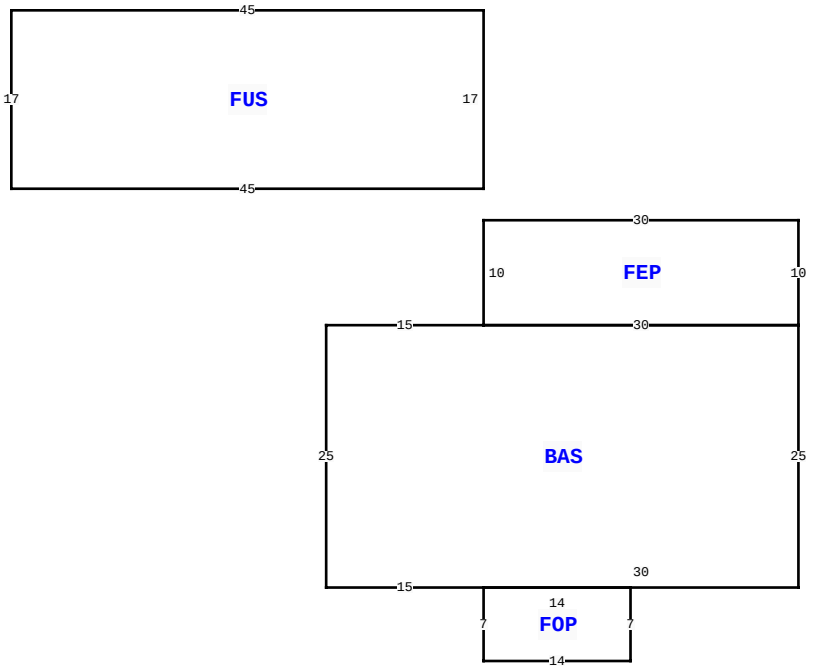
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,125	100		1,125	95,194
FEP	300	80		240	20,308
FOP	98	30		29	2,454
FUS	765	100		765	64,732
TOTALS	2,288			2,159	182,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	118.3497	130.18	281,059	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1890 HX Base Yr



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

1438 SW COUNTY ROAD 138 , FORT WHITE

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0070	CARPORT UF	0	100	12	20	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,688
TOTAL MARKET OB/XF VALUE		11,670
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		259,358
SOH/AGL Deduction		103,696
ASSESSED VALUE		155,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,251
TOTAL JUST VALUE		259,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,684

LAND:1:1: LOT 14-A

SALE:1:1: N1/2 TRACT 14, RUM ISLAND RANCHES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30369	MAINT/ALTR	45	08/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1549	12/03/2018	LE	U	I	14	100
GRANTOR: RICHARD F & CORENLIA						
GRANTEE: RICHARD F SWANN & C						
0725/0413	7/17/1990	WD	Q	I		89,500
GRANTOR: TOWNLEY MACK						
GRANTEE: RICHARD F SWANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S25 E15 FOP= S7 E14N7 W14$ E30 N25 FEP= N10 W30 S10 E30$ W30$ PTR=N30 FUS= W45 S17 E45 N17$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 11,670

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS