N1/2 OF E1/2 OF W1/2 OF SE1/4 OF
(AKA N1/2 LOT 19 RUM ISLAND RANC

DAROZA KATHLEEN M
1746 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-048

BUILDING CHARACTERISTICS

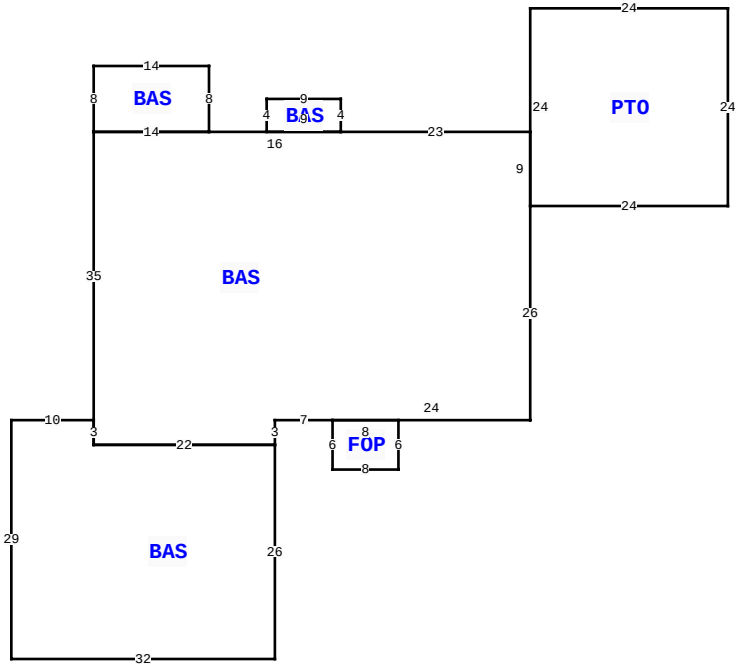
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	36	100		36	2,386
BAS	112	100		112	7,422
BAS	862	100		862	57,123
BAS	1,921	100		1,921	127,300
FOP	48	30		14	928
PTO	576	5		29	1,922
TOTALS	3,555			2,974	197,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,974	92.6820	101.95	303,199	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2931 HX Base Yr



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

1746 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,079
TOTAL MARKET OB/XF VALUE		18,236
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,315
SOH/AGL Deduction		115,627
ASSESSED VALUE		164,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,277
TOTAL JUST VALUE		280,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,892

XFOB:3:1: AROUND POOL

LAND:1:1: PART OF LOT 19

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
894/2075	12/01/1999	QC	U	I	11	100
GRANTOR: DAROZA JAMES L						
GRANTEE: DAROZA KATHY						
0682/0652	4/13/1989	WD	Q	I		70,000
GRANTOR: DAVIS HERBERT						
GRANTEE: DAROZA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N4 W9 S4 E9$ W16 BAS= N8 W14 S8 E14$ W14 S35
BAS= W10 S29 E32 N26 W22 N3$ S3 E22 N3 E7 FOP= S6 E8 N6 W8$
E24 N26 PTO= E24 N24 W24 S24$ N9$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,236

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 07/23/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS