S1/2 OF E1/2 OF W1/2 OF NE1/4 OF
(AKA S1/2 LOT 30 RUM ISLAND RANC

EASTER MARGARET A
459 SW FEATHER LN
FORT WHITE, FL 32038

2027

25-7S-16-04321-049

BUILDING CHARACTERISTICS

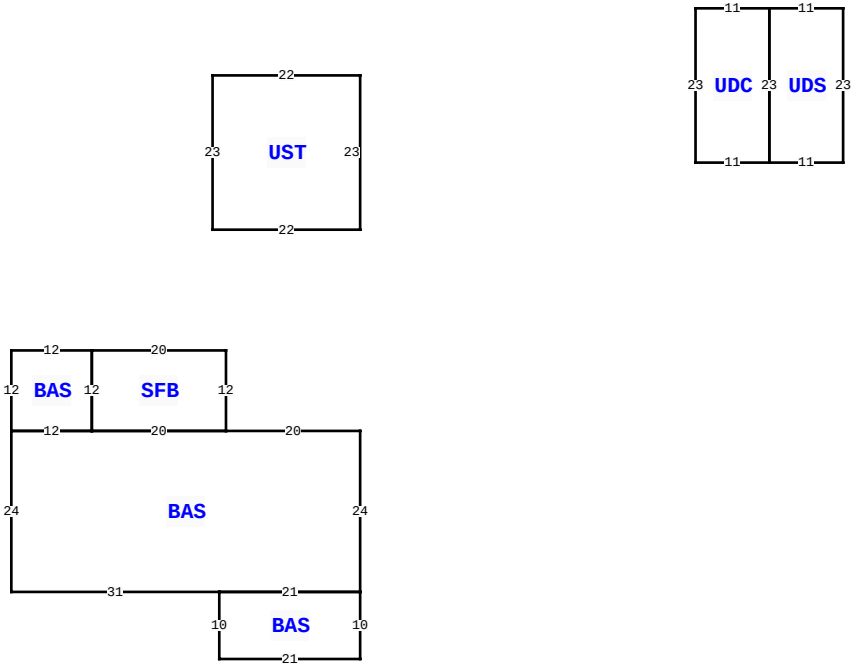
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	144	100		144	3,764
BAS	210	100		210	5,488
BAS	1,248	100		1,248	32,618
SFB	240	80		192	5,018
UDC	253	25		63	1,646
UDS	253	60		152	3,973
UST	506	45		228	5,959
TOTALS	2,854			2,237	58,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,237	108.9000	65.34	146,166	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1842 HX Base Yr



459 SW FEATHER LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,466
TOTAL MARKET OB/XF VALUE	17,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	140,666
SOH/AGL Deduction	93,360
ASSESSED VALUE	47,306
TOTAL EXEMPTION VALUE	HX HB WX 30,000
BASE TAXABLE VALUE	17,306
TOTAL JUST VALUE	140,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19535	M H	125	05/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/356	7/13/2023	LE	U	I	14	100
GRANTOR: EASTER MARGARET A (EN						
GRANTEE: SOMERS MARGARET (RM						
0627/0625	6/23/1987	WD	U	I		40,600
GRANTOR: HEDRICK GEORGE R III						
GRANTEE: EASTER ROBERT D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 SFB= N12 W20 S12 E20$ W20 BAS= N12 W12 S12 E12$ W12 S24 E31 BAS= S10 E21 N10 W21$ E21 N24$ PTR= N30 UST= N23 W22 S23 E22$S30$ PTR= N40 E50 UDC= E11 UDS= E11 N23 W11 S23$ N23 W11 S23$ S40 W50$.

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	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	1993	1993	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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 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