W1/2 OF NE1/4 OF SE1/4 OF NW1/4.
LOT 18 RUM ISLAND RANCHES UNREC)

SELBY CARL E/SELBY LORRAINE W
1692 SW CR-138
FORT WHITE, FL 32038

2027

25-7S-16-04321-051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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

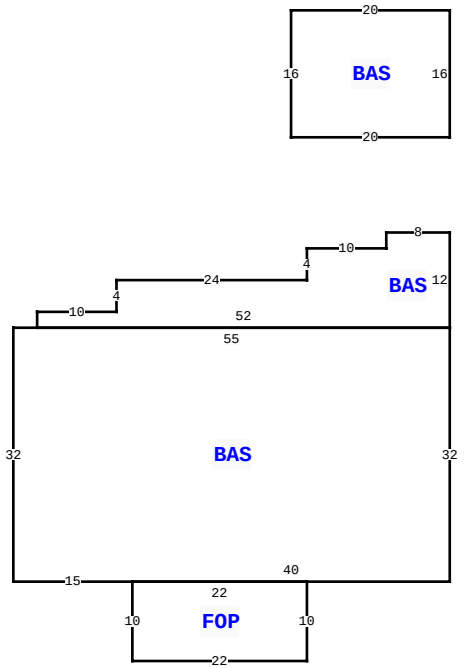
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	23,202
BAS	360	100		360	26,103
BAS	1,760	100		1,760	127,613
FOP	220	30		66	4,785
TOTALS	2,660			2,506	181,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	101.4048	111.55	279,544	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2440 HX Base Yr



1684 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	0031	BARN,MT AE	0	100	28	32	896.00	UT	2.80	2.80	100	0	0	3	100	2,509	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,704
TOTAL MARKET OB/XF VALUE		7,059
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		253,763
SOH/AGL Deduction		96,454
ASSESSED VALUE		157,309
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		50,898
TOTAL JUST VALUE		253,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,053

SALE:1:1: 5 AC WITH IMP

BLDG:1:1: DOR 1994

LAND:1:1: PART OF LOT 18 DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7423	PUMP/UTPOL	25	07/28/1993
3906	SFR	33,000	04/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/1253	10/20/1993	WD	Q	I		77,000
GRANTOR: JERRY HARRELL						
GRANTEE: CARL E SELBY						
0482/0245	7/01/1980	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S32 E15 FOP= E22 S10 W22 N10$ E40 N32$ BAS= N12 W8 S2 W10 S4 W24 S4 W10 S2 E52$ PTR=N40 BAS= W20 S16 E20 N16$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 7,059

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