N1/2 OF N1/2 OF SW1/4 OF SW1/4 (ISLAND RANCHES S/D UNREC).

NEWTON ROGER W TRUST DATED JULY 18, 2023
787 SW RUM ISLAND TER
FORT WHITE, FL 32038

2027

25-7S-16-04321-053

BUILDING CHARACTERISTICS

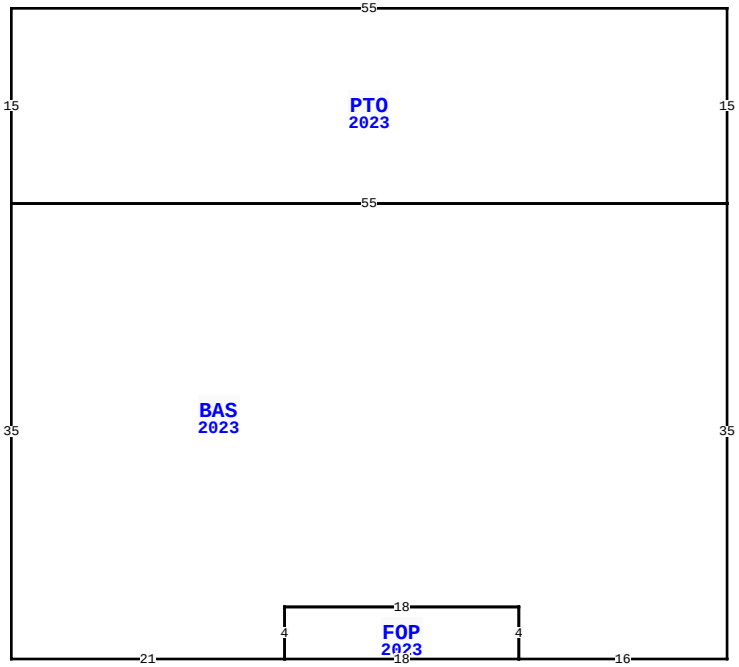
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,853	100	2023	1,853	242,614
FOP	72	30	2023	22	2,881
PTO	825	5	2023	41	5,368
TOTALS	2,750			1,916	250,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	122.7050	134.98	258,622	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 1853 HX Base Yr



166 SW FEATHER LN, 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	0040	BARN,POLE	0	0	12	20	240.00	UT	2.50	2.50	100	2003	2003	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	250,863
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	101,101
TOTAL MARKET VALUE	359,564
SOH/AGL Deduction	0
ASSESSED VALUE	359,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,564
TOTAL JUST VALUE	359,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043064	New Residential C	256,000	10/28/2021
19800	PUMP/UTPOL	30	08/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/634	7/18/2023	WD	U	I	11	100
GRANTOR: NEWTON ROGER W						
GRANTEE: NEWTON ROGER W TRUS						
1417/0803	8/04/2020	QC	U	V	11	100
GRANTOR: ROGER W NEWTON						
GRANTEE: ROGER W NEWTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,20] W55 S35 E21 N4 E18 S4 E16 N35 $
PTO=[YR=2023;ORIG=-75,5] E55 S15 W55 N15 $
FOP=[YR=2023;ORIG=-54,51] E18 S4 W18 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		A-1	0.00	0.00	9.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,946							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.11	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,155							

REVIEW DATE 12/29/2022 BY HC Total Acres: 9.19 Total Land Value: 101,101 Market: 0 Agricultural: 0 Common: 101,101 PRINTED 11/17/2026 BY SYS