

THE E 600.94 FT OF N1/2 OF S1/2 OF SW1/4 & S 15 FT OF W 687 FT O S1/2 OF SW1/4. (AKA PART OF LOT

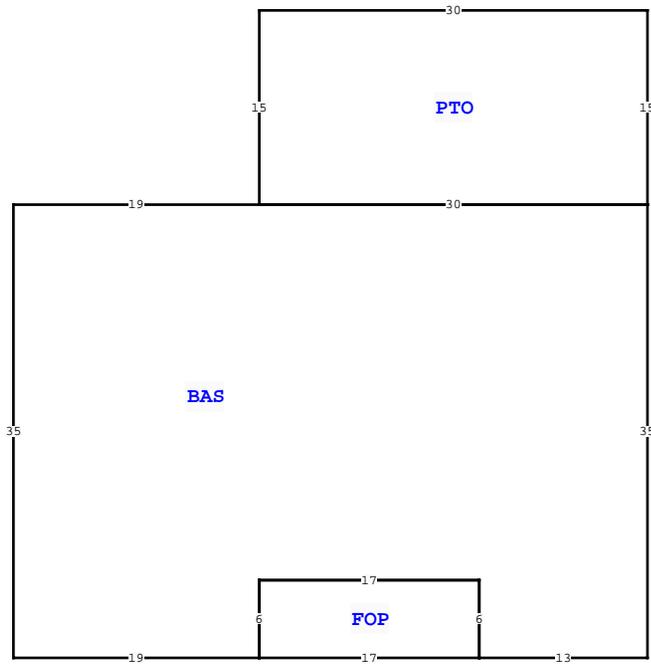
NEWTON ROGER W TRUST DATED JULY 18, 2023  
787 SW RUM ISLAND TER  
FORT WHITE, FL 32038

2026

25-7S-16-04321-054

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	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
BAS	1,613	100	
FOP	102	30	
PTO	450	5	
TOTALS	2,165		
		1,666	255,289

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
				Heated Area: 1613								
					HX Base Yr 2022							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		255,289	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		52,000	
TOTAL MARKET VALUE		307,289	
SOH/AGL Deduction		139,113	
ASSESSED VALUE		168,176	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		116,765	
TOTAL JUST VALUE		307,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37462	SFR	622	11/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/638	7/18/2023	WD	U	I	11	100
GRANTOR: NEWTON ROGER W						
GRANTEE: NEWTON ROGER W TRUS						
1331/1129	2/22/2017	QC	U	V	11	100
GRANTOR: WILLIAM D & VIRGINIA						
GRANTEE: ROGER W NEWTON						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES			
787 SW RUM ISLAND TER, FORT WHITE			

BUILDING DIMENSIONS			
BAS=[ORIG=80,20] W19 S35 E19 N6 E17 S6 E13 N35 W30 \$			
PTO=[ORIG=80,5] E30 S15 W30 N15 \$			
FOP=[ORIG=80,49] E17 S6 W17 N6 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.80	13,000.00	10,400.00	52,000								