COMM SE COR OF LOT 17 RUM ISLAND
N 478.36 FT FOR POB, W 517.98 FT
N LINE OF S1/2 OF LOT 18, E 215.

COWART BRENDA A
236 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

2027

25-7S-16-04321-061

BUILDING CHARACTERISTICS

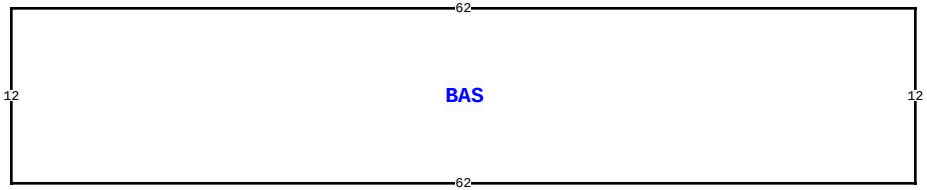
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
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	744	100		744	9,482
TOTALS	744			744	9,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	53.1000	31.86	23,704	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 744 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,482
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	14,760
TOTAL MARKET VALUE	27,242
SOH/AGL Deduction	1,092
ASSESSED VALUE	26,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,150
TOTAL JUST VALUE	27,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/2351	8/29/2006	QC	Q	V	01	100
GRANTOR: ROBERT ADAMS						
GRANTEE: BRENDA COWART						
0837/1872	4/03/1997	WD	Q	V		16,500
GRANTOR: REICHERT						
GRANTEE: ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 N12$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	0.82	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,760							

REVIEW DATE 07/23/2015 BY TW Total Acres: 0.82 Total Land Value: 14,760 Market: 0 Agricultural: 0 Common: 14,760 PRINTED 11/17/2026 BY SYS