

S1/2 OF E1/2 OF E1/2 OF SE1/4 OF
(AKA S1/2 LOT 17 RUM ISLAND RANC
EX THE N 143.00 FT. & EX A 25 FT

BOWLES TRAVIS R
139 SW DREAMER GLN
FORT WHITE, FL 32038

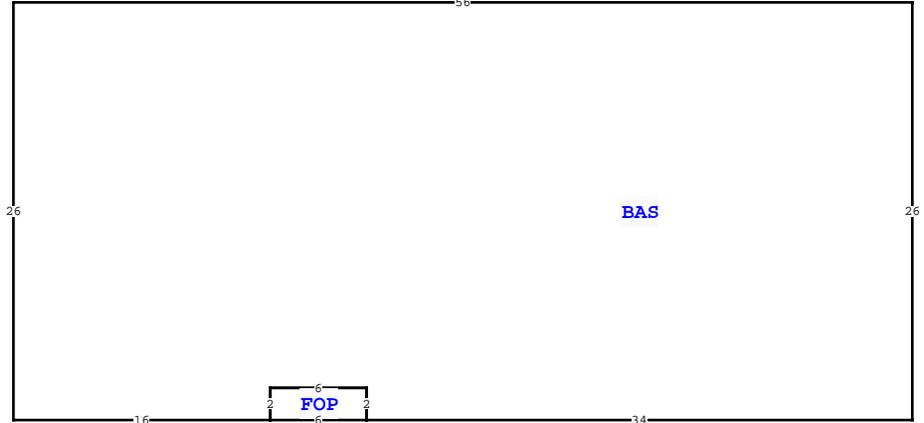
2026

25-7S-16-04321-062



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
32	HARDIE BRD 100	Exterior Wall	
08	IRREGULAR 100	Roof Structur	
14	PREFIN MT 100	Roof Cover	
05	DRYWALL 100	Interior Wall	
08	SHT VINYL 50	Interior Floor	
14	CARPET 50	Interior Floor	
03	CENTRAL 100	Air Condition	
04	AIR DUCTED 100	Heating Type	
	3 100	Bedrooms	
	2 100	Bathrooms	
01	NONE 100	Frame	
1.	1. 100	Stories	
05	CONV 100	Architectual Units	
03	03 100	Condition Adj	
01	01 100	Kitchen Adjus	
05	05	Quality	
0100	SINGLE FAMILY		
DOR CODE		0100	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		25716.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,444	100	
FOP	12	30	
TOTALS	1,456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,448	126.8800	144.64	209,439	1986	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2025 Heated Area: 1444 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,551	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		47,750	
TOTAL MARKET VALUE		228,801	
SOH/AGL Deduction		4,527	
ASSESSED VALUE		224,274	
TOTAL EXEMPTION VALUE		224,274	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		228,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/202	1/04/2024	WD	Q	I	01	257,500
GRANTOR: FALCONER TALON						
GRANTEE: BOWLES TRAVIS R						
1360/0109	5/14/2018	WD	U	I	12	135,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TALON FALCONER						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
4	9947	Septic	3,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E16 FOP= E6 N2 W6 S2§ N2 E6 S2 E34 N26§.	

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	DPH 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	3.82	AC		1.00	1.00	1.00	12,500.00	12,500.00	47,750							