

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

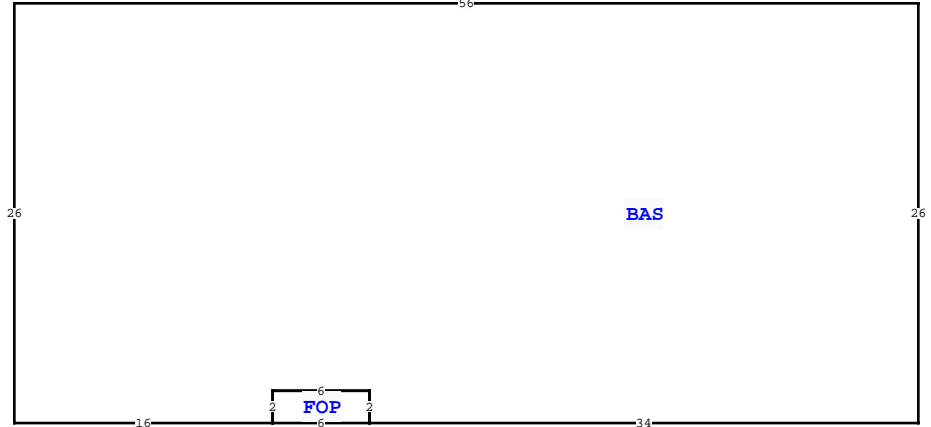
2026

25-7S-16-04321-062



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 08 | SHT VINYL | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 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 |
| 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 |
| 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 | | | 164,620 |
| TOTAL MARKET OB/XF VALUE | | | 13,500 |
| TOTAL LAND VALUE - MARKET | | | 47,750 |
| TOTAL MARKET VALUE | | | 225,870 |
| SOH/AGL Deduction | | | 1,596 |
| ASSESSED VALUE | | | 224,274 |
| TOTAL EXEMPTION VALUE | HX HB 13 | | 224,274 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 225,870 |
| 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 |
| TOTALS | | | 13,500 |

| 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 | | | | | | | |