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

2027

25-7S-16-04321-062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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

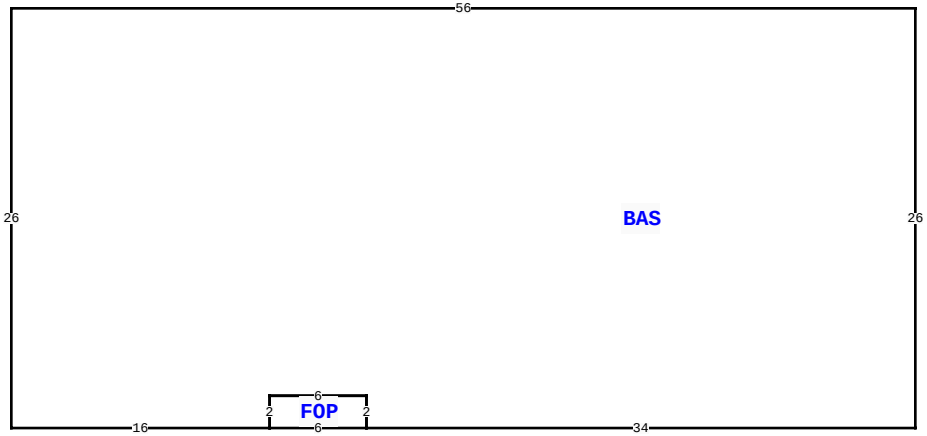
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	161,231
FOP	12	30		4	446
TOTALS	1,456			1,448	161,678

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	139.57	202,097	1986	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1444 HX Base Yr 2025



139 SW DREAMER GLN, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,678
TOTAL MARKET OB/XF VALUE	13,500
TOTAL LAND VALUE - MARKET	47,750
TOTAL MARKET VALUE	222,928
SOH/AGL Deduction	0
ASSESSED VALUE	222,928
TOTAL EXEMPTION VALUE	HX HB 13 222,928
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	222,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,870

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E16 FOP= E6 N2 W6 S2$ N2 E6 S2 E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	100		A-1	0.00	0.00	3.82	AC		1.00	1.00	1.00	12,500.00	12,500.00	47,750							

REVIEW DATE 01/12/2024 BY TP Total Acres: 3.82 Total Land Value: 47,750 Market: 0 Agricultural: 0 Common: 47,750 PRINTED 11/17/2026 BY SYS