E1/2 OF E1/2 OF SE1/4 OF SE1/4 E
LOT 41 RUM ISLAND RANCHES UNREC)
OF NE1/4 OFSE1/4 (AKA LOT 40 RUM

TRUE TIMOTHY W
1042 SW FEATHER LN
FT WHITE, FL 32038

2027

25-7S-16-04321-063

BUILDING CHARACTERISTICS

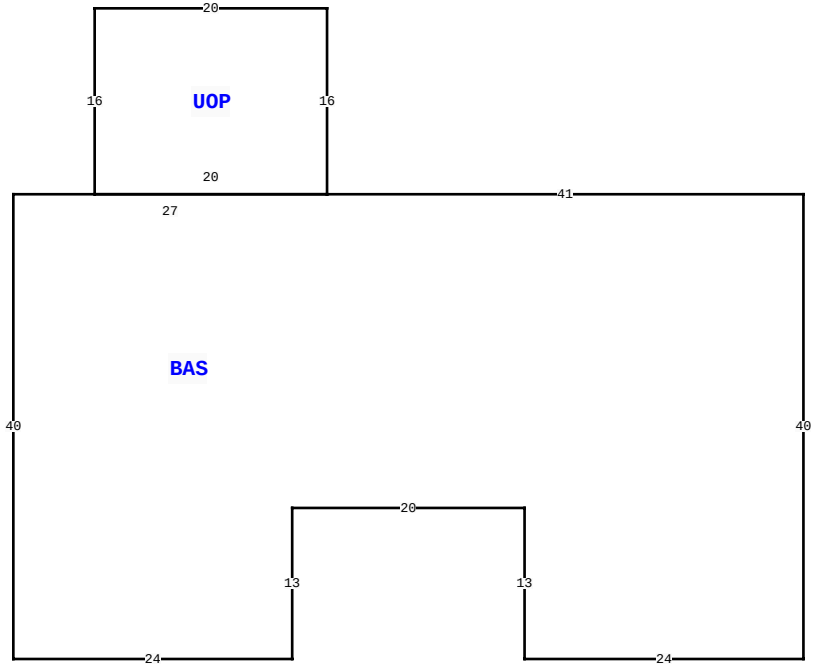
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0102	SFRES/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	2,460	100		2,460	182,030
UOP	320	20		64	4,736
TOTALS	2,780			2,524	186,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	103.4880	113.84	287,332	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2460 HX Base Yr



1042 SW FEATHER LN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,272
TOTAL MARKET OB/XF VALUE		17,606
TOTAL LAND VALUE - MARKET		178,200
TOTAL MARKET VALUE		403,078
SOH/AGL Deduction		166,999
ASSESSED VALUE		236,079
TOTAL EXEMPTION VALUE	HX HB WR BX	61,411
BASE TAXABLE VALUE		174,668
TOTAL JUST VALUE		403,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N16 W20 S16 E20$ W27 S40 E24 N13 E20 S13 E24 N40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	28	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,030	
3	0210	GARAGE U	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,476	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0294	SHED WOOD/	0	100	20	24	480.00	UT	7.50	7.50	100	1999	1999	3	100	3,600	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
8	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 17,606

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	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							
2	0700	C	MISC RES	100			0.00	0.00	9.79	AC		1.00	1.00	1.00	9,000.00	9,000.00	88,110							

REVIEW DATE 07/24/2015 BY TW Total Acres: 19.80 Total Land Value: 178,200 Market: 0 Agricultural: 0 Common: 178,200 PRINTED 11/17/2026 BY SYS

E1/2 OF E1/2 OF SE1/4 OF SE1/4 E
LOT 41 RUM ISLAND RANCHES UNREC)
OF NE1/4 OFSE1/4 (AKA LOT 40 RUM

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BUILDING CHARACTERISTICS

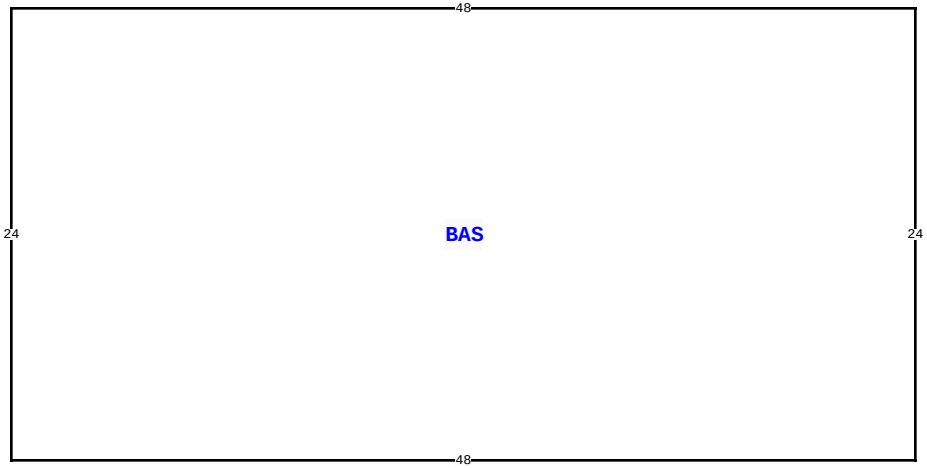
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/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	1,152	100		1,152	20,506
TOTALS	1,152			1,152	20,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	74.1750	44.50	51,264	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



1042 SW FEATHER LN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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