

W 687 FT OF N1/2 OF S1/2 OF SW1/4
15 FT. (AKA PART LOT 55 RUM ISLA
CO RD R/W.

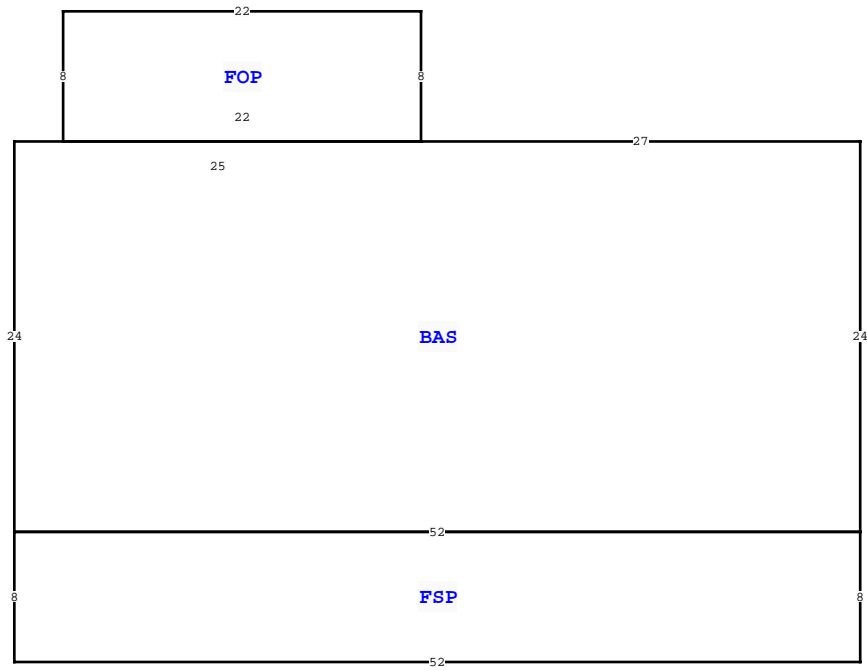
NEWMAN CHRISTOPHER O
757 SW RUM ISLAND TERR
FT WHITE, FL 32028

2026

25-7S-16-04321-064
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	13 PREFAB PNL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
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	1,248	100		1,248	28,360
FOP	176	35		62	1,409
FSP	416	40		166	3,772
TOTALS	1,840			1,476	33,541

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2013		83,852	1993	1993	0	0	60.00	40.00
				Heated Area: 1248			HX Base Yr 2013				



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		33,541
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		62,660
TOTAL MARKET VALUE		103,701
SOH/AGL Deduction		51,666
ASSESSED VALUE		52,035
TOTAL EXEMPTION VALUE	HX HB	27,035
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2443	6/12/2024	LE	U	I	14	100
GRANTOR: NEWMAN CHRISTOPHER O						
GRANTEE: PRICE NATALIE (RMDR)						
1362/1151	6/14/2018	WD	U	I	11	100
GRANTOR: CHRISTOPHER O NEWMAN						
GRANTEE: CHRISTOPHER O NEWMA						

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	1993	1993	3	100	350	
2	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	1993	1993	3	100	150	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
7,500											

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.82	AC		1.00	1.00	1.00	13,000.00	13,000.00	62,660							