S1/2 OF N1/2 OF NW1/4 OF SW1/4 E
LOT 26 RUM ISLAND RANCHES S/D UN

WINGFIELD MARA
465 SW RUM ISLAND TERR
FT WHITE, FL 32038

2027

25-7S-16-04321-068

BUILDING CHARACTERISTICS

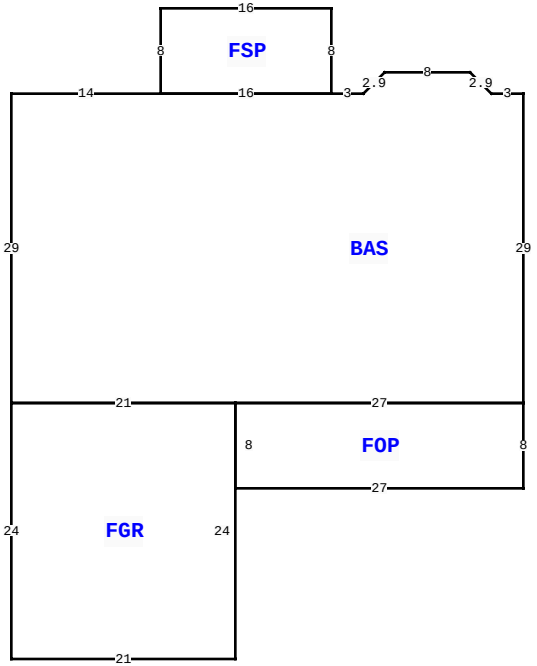
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,412	100		1,412	144,006
FGR	504	55		277	28,250
FOP	216	30		65	6,629
FSP	128	40		51	5,201
TOTALS	2,260			1,805	184,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	114.4640	125.91	227,268	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2007 Heated Area: 1412 HX Base Yr 2007



465 SW RUM ISLAND TER, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	557.00	UT	2.50	2.50	100	2006	2006	3	100	1,393	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,087
TOTAL MARKET OB/XF VALUE		10,043
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		304,130
SOH/AGL Deduction		125,508
ASSESSED VALUE		178,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,211
TOTAL JUST VALUE		304,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23849	SFR	442	11/15/2005
20611	M H	125	04/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/0814	11/08/2005	WD	Q	I	01	2,600
GRANTOR: MARA WINGFIELD						
GRANTEE: MARA AND OTTO WINGF						
1054/0909	8/08/2005	WD	Q	I	01	6,000
GRANTOR: HERNANDEZ						
GRANTEE: WINGFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S29 FGR= S24 E21 N24 W21$ E21 FOP= S8 E27 N8 W27$
E27 N29 W3 U2 L2 W8 L2 D2 W3 FSP= N8 W16 S8 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 10,043

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS