PART OF LOT 3 WARNOCK FARMS. DES
COMM AT THE SE COR OF SAID LOT,
FT.TO POB. THENCE CONT N ALONG T

THE BARBARA R CALDWELL LIVING TRUST DATED APRIL 12
128 SW RUM ISLAND TER
FORT WHITE, FL 32038

2027

26-7S-16-04324-105

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,166	100		1,166	162,426
TOTALS	1,166			1,166	162,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	154.4400	169.88	198,080	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 0 Heated Area: 1166 HX Base Yr

128 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,426
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		26,720
TOTAL MARKET VALUE		191,646
SOH/AGL Deduction		61,665
ASSESSED VALUE		129,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,570
TOTAL JUST VALUE		191,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1601	1/27/2023	QC	U	I	11	100
GRANTOR: CALDWELL BARBARA R						
GRANTEE: THE BARBARA R CALDW						
1110/2225	1/31/2007	WD	Q	V	01	100
GRANTOR: BARBARA R CALDWELL TR						
GRANTEE: BARBARA R CALDWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1166$.

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	2007	2007	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1.67	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,720							

REVIEW DATE 07/21/2015 BY TW Total Acres: 1.67 Total Land Value: 26,720 Market: 0 Agricultural: 0 Common: 26,720 PRINTED 11/17/2026 BY SYS