LOT 2 BUIE'S RETREAT S/D.

574-663, 707-556, 737-779, 849-2

HERNANDEZ FRANK
396 SW RUM ISLAND TERR
FORT WHITE, FL 32038

2027

26-7S-16-04336-002

BUILDING CHARACTERISTICS

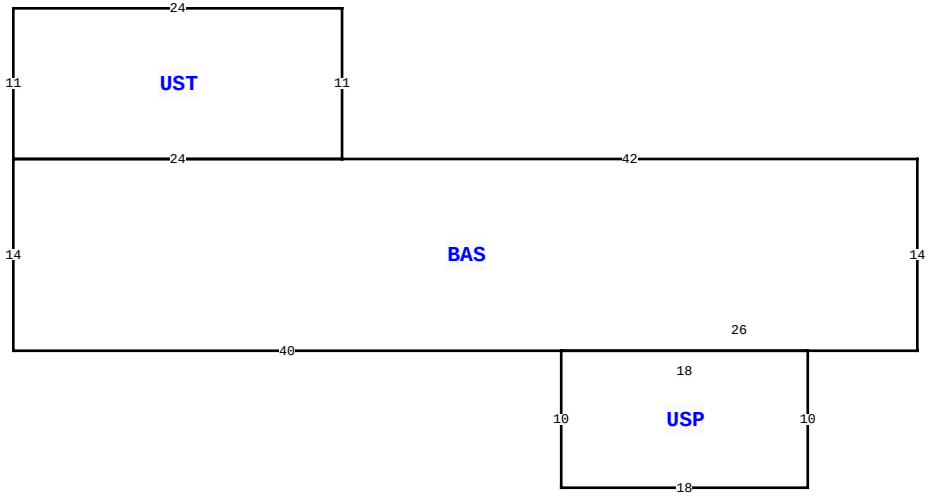
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,484
USP	180	35		63	1,601
UST	264	45		119	3,024
TOTALS	1,368			1,106	28,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,106	105.9000	63.54	70,275	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2016 Heated Area: 924 HX Base Yr 2016



394 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	30	30	900.00	UT	7.50	7.50	100	1993	1993	3	100	6,750	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	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	189,675
TOTAL MARKET OB/XF VALUE	17,850
TOTAL LAND VALUE - MARKET	73,710
TOTAL MARKET VALUE	281,235
SOH/AGL Deduction	147,697
ASSESSED VALUE	133,538
TOTAL EXEMPTION VALUE	HX HB SX 100,266
BASE TAXABLE VALUE	33,272
TOTAL JUST VALUE	281,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,973

SALE:3:1: ASSIGNMENT OF CONTRACT

SALE:2:1: TALKED TO WALLACE-DID NOT INCLUDE MH IN

XFOB:1:1: SUNCOVE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33970	M H	375	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/2623	2/12/2008	WD	Q	I		70,000
GRANTOR: WANDA SQUIRE						
GRANTEE: FRANK HERNANDEZ						
0849/2167	12/04/1997	WD	Q	I	01	100
GRANTOR: JOHN SQUIRE						
GRANTEE: WANDA SQUIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= N11 W24 S11 E24$ W24 S14 E40 USP= S10 E18 N10 W18$ E26 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,850

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	60,710							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/10/2016 BY JS Total Acres: 5.67 Total Land Value: 73,710 Market: 0 Agricultural: 0 Common: 73,710 PRINTED 11/16/2026 BY SYS

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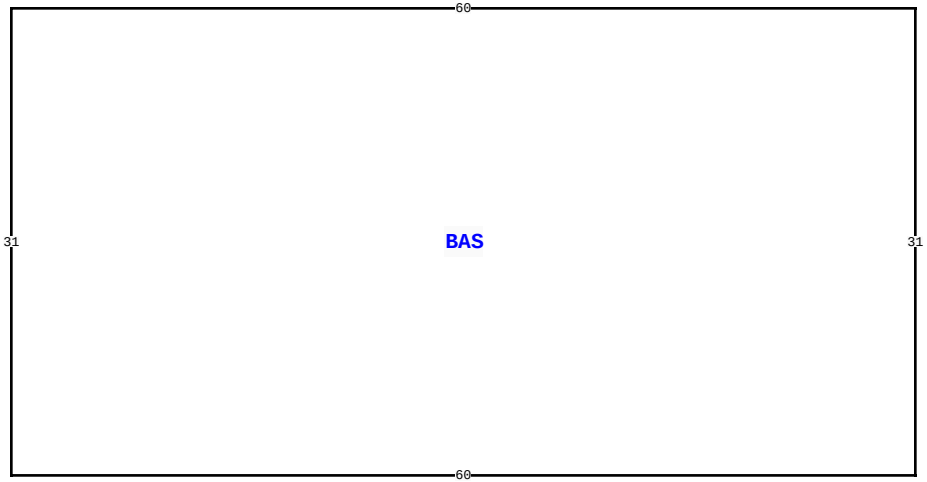
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Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	161,565
TOTALS	1,860			1,860	161,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	105.93	197,030	2016	2016	0	0	0	18.00	82.00

3 MANUF 1 100% - 2016 Heated Area: 1860 HX Base Yr 2016



394 SW RUM ISLAND TER, FORT WHITE

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COLUMBIA COUNTY PROPERTY

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GRANTOR: JOHN SQUIRE						
GRANTEE: WANDA SQUIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

EXTRA FEATURES

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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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