

LOT 3 BUIE'S RETREAT S/D.
733-244, 754-1735, LE 1310-1007,

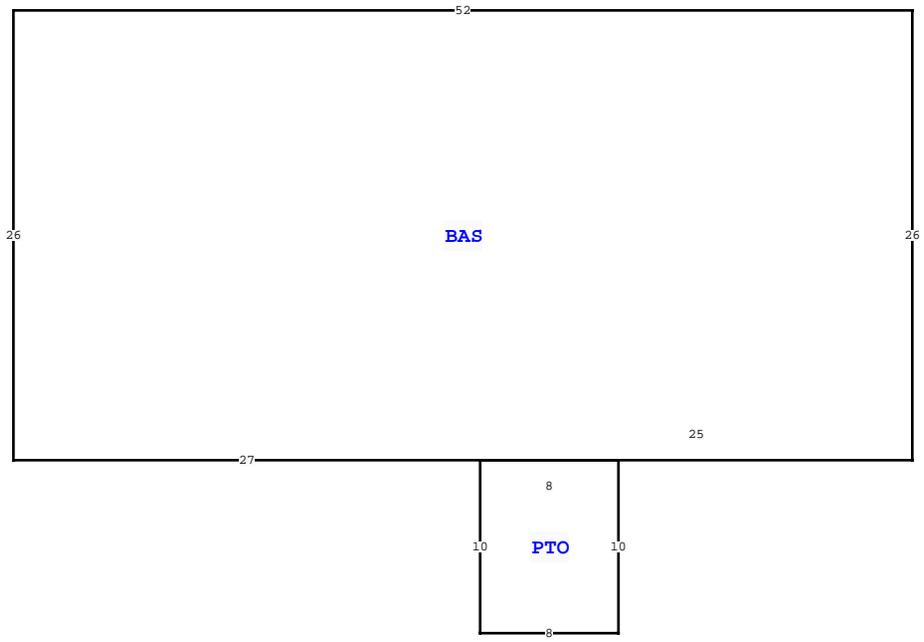
HUNTER DEBRA L
430 SW RUM ISLAND TER
FORT WHITE, FL 32038

2026

26-7S-16-04336-003
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	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	26716.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
PTO	80	5	
TOTALS	1,432		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		131.78	178,694	1992	1992	0	0	35.00	65.00
			Heated Area: 1352			HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,151
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		73,710
TOTAL MARKET VALUE		203,861
SOH/AGL Deduction		104,450
ASSESSED VALUE		99,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,000
TOTAL JUST VALUE		203,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,815
XFOB:1:1: CONCORD MH		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1007	2/16/2016	WD	U	I	14	100
GRANTOR: DEBRA L HUNTER						
GRANTEE: ZACHERY Y BORDES						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	9945	Well/Sept	7,000.00
TOTALS			14,000

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S26 E27 PTO= S10 E8N10W8\$ E25 N26\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	5.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,710							