



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,400 TOTAL LAND VALUE - MARKET 73,710 TOTAL MARKET VALUE 82,110 SOH/AGL Deduction 10,500 ASSESSED VALUE 71,610 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,610 TOTAL JUST VALUE 82,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 65,100 BLDG:1:1: WEST MH											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		26716.020 1.00/																		000050793		Demolition		6,249		09/11/2024					
NEIGHBORHOOD/LOC		26716.020 1.00/																		12762		M H		125		07/14/1997					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																							
1510/2346		2/21/2024		WD	Q	I	01	110,000																							
GRANTOR: DUNAGAN ROBERT J																															
GRANTEE: CORBETT LAURA RANSO																															
1486/2304		3/20/2023		PB	U	I	18	0																							
GRANTOR: CLERK OF COURT																															
GRANTEE: DUNAGAN ROBERT J																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
TOTALS										490 SW RUM ISLAND TER, FORT WHITE										BLD DATE		LGL DATE		05/06/2026		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400															
2	0040	BARN, POLE	0	0	20	40	800.00	UT	2.50	2.50	50	1997	1997	3	50	1,000															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
LAND DESCRIPTION										TOTAL OB/XF 8,400																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		A-1	0.00	0.00	5.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,710														
REVIEW DATE 10/25/2024 BY randa11 Total Acres: 5.67 Total Land Value: 73,710 Market: 0 Agricultural: 0 Common: 73,710 PRINTED 06/23/2026 BY SYS																															