LOT 4 BUIE'S RETREAT S/D.
835-1671, PB 1486-2304, WD 1510-

CORBETT LAURA RANSONE
3281 BALTIC SEA BLVD
TAVARES, FL 32778

2026

26-7S-16-04336-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

490 SW RUM ISLAND TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050793	Demolition	6,249	09/11/2024
12762	M H	125	07/14/1997

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

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	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

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	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 randall Total Acres: 5.67 Total Land Value: 73,710 Market: 0 Agricultural: 0 Common: 73,710 PRINTED 05/08/2026 BY SYS