E1/2 OF W1/2 OF SE1/4 OF NE1/4 A
RD. TRACT 7 RUM ISLAND RANCHES,
301-239, 727-023, EX ADD'L RD R/

STORTINI ALBERT J
1246 SW RUM ISLAND TER
FORT WHITE, FL 32038

2027

35-7S-16-04346-002

BUILDING CHARACTERISTICS

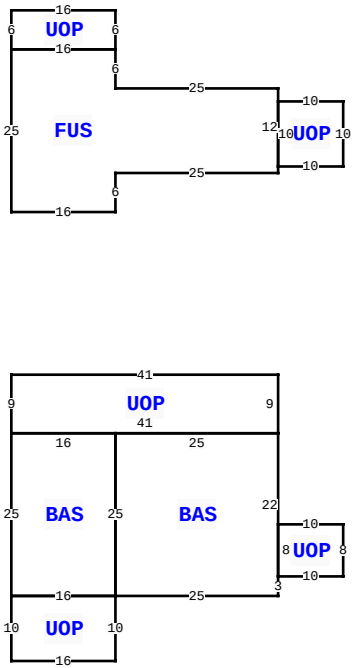
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	44,264
BAS	625	100		625	69,162
FUS	725	100		725	80,228
UOP	80	20		16	1,770
UOP	96	20		19	2,102
UOP	100	20		20	2,213
UOP	160	20		32	3,541
UOP	369	20		74	8,189
TOTALS	2,555			1,911	211,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	122.6818	134.95	257,889	1992	2010	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 1750 HX Base Yr 2024



1246 SW RUM ISLAND TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,469
TOTAL MARKET OB/XF VALUE	8,872
TOTAL LAND VALUE - MARKET	86,520
TOTAL MARKET VALUE	306,861
SOH/AGL Deduction	415
ASSESSED VALUE	306,446
TOTAL EXEMPTION VALUE	HX HB 13 306,446
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	306,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40049	REMODEL	0	06/26/2020
4106	GARAGE	5,000	08/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/930	6/15/2023	WD	Q	I	01	365,000
GRANTOR: BAXTER WANDA L						
GRANTEE: STORTINI ALBERT J						
0955/1808	6/10/2002	WD	Q	I		89,900
GRANTOR: DUSWALT'S						
GRANTEE: BAXTER'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= W16 S25 UOP= S10 E16 N10 W16$ E16 N25$ S25 E25N3 UOP= E10 N8 W10 S8$ N22$ UOP= N9 W41 S9 E41$ PTR= N40 FUS= N1 UOP= E10 N10 W10 S10$ N12 W25 N6 UOP= N6 W16 S6 E16$ W16 S25 E16 N6 E25$ S40$.

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	0011	BARN,BLK A	0	100	12	16	192.00	UT	6.00	6.00	100	0	0	3	100	1,152	
2	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	100	1993	1993	3	100	720	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
8	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	1,150	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,722

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	7.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	86,520							

REVIEW DATE 10/04/2023 BY TP Total Acres: 7.21 Total Land Value: 86,520 Market: 0 Agricultural: 0 Common: 86,520 PRINTED 11/16/2026 BY SYS

E1/2 OF W1/2 OF SE1/4 OF NE1/4 A
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COLUMBIA COUNTY PROPERTY

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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
11	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	1,150	

TOTAL OB/XF 1,150

LAND DESCRIPTION

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

REVIEW DATE 10/04/2023 BY TP — Total Acres: 7.21 — Total Land Value: 86,520 — Market: 0 — Agricultural: 0 — Common: 86,520 — PRINTED 11/16/2026 BY SYS