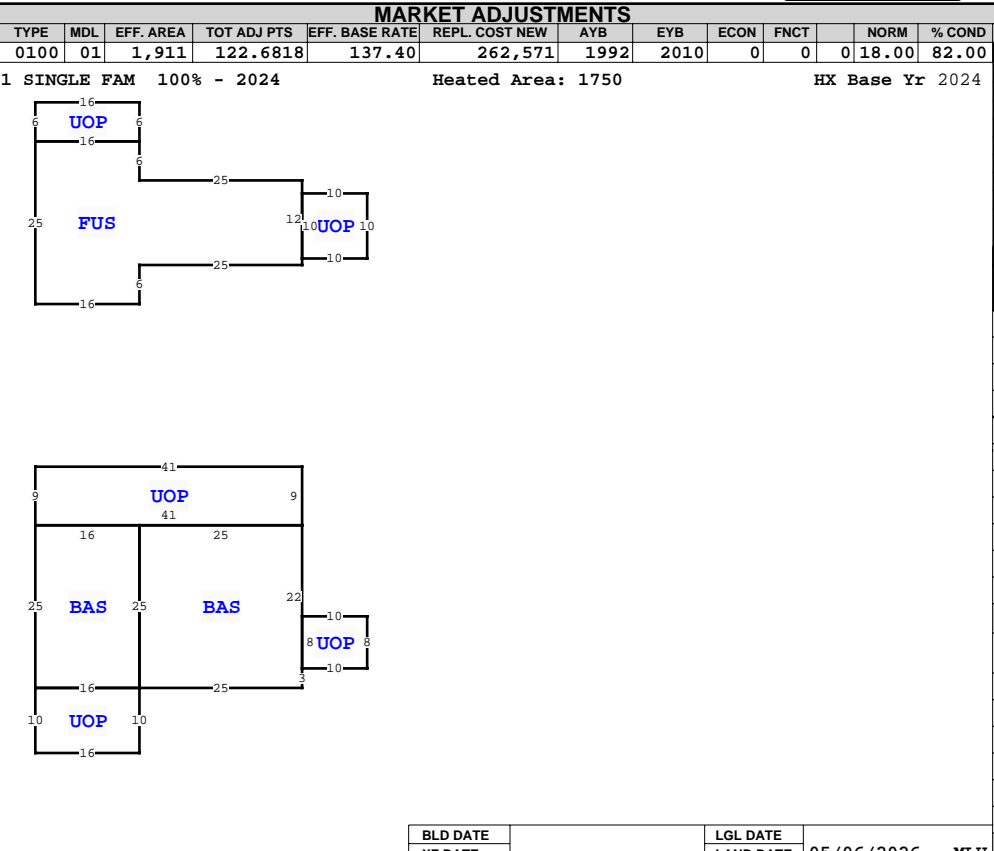




BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	15	CONC BLOCK 80	0100	01	1,911	122.6818	137.40	262,571	1992	2010	0	0	18.00	82.00
Exterior Wall	12	CEDAR 20	1 SINGLE FAM 100% - 2024 Heated Area: 1750 HX Base Yr 2024											
Roof Structure	08	IRREGULAR 100												
Roof Cover	14	PREFIN MT 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	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												
Architectural Units	05	CONV 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	45,067									
BAS	625	100		625	70,418									
FUS	725	100		725	81,684									
UOP	80	20		16	1,802									
UOP	96	20		19	2,141									
UOP	100	20		20	2,253									
UOP	160	20		32	3,606									
UOP	369	20		74	8,338									
TOTALS	2,555			1,911	215,308									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,308
TOTAL MARKET OB/XF VALUE			8,872
TOTAL LAND VALUE - MARKET			86,520
TOTAL MARKET VALUE			310,700
SOH/AGL Deduction			13,180
ASSESSED VALUE			297,520
TOTAL EXEMPTION VALUE	HX HB 13		297,520
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			310,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,826

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	Q	I	01	365,000
GRANTOR: BAXTER WANDA L						
GRANTEE: STORTINI ALBERT J						
0955/1808	6/10/2002	WD Q	Q	I		89,900
GRANTOR: DUSWALT'S						
GRANTEE: BAXTER'S						

EXTRA FEATURES																	
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	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	
TOTAL OB/XF															7,722		

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

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

2026

35-7S-16-04346-002



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																					
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1493/930</td> <td>6/15/2023</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>365,000</td> </tr> </tbody> </table> GRANTOR: BAXTER WANDA L GRANTEE: STORTINI ALBERT J 0955/1808 6/10/2002 WD Q I 89,900 GRANTOR: DUSWALT'S GRANTEE: BAXTER'S										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
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REVIEW DATE 10/04/2023 BY TP Total Acres: 7.21 Total Land Value: 86,520 Market: 0 Agricultural: 0 Common: 86,520 PRINTED 06/19/2026 BY SYS																																											