E1/2 OF W1/2 OF SW1/4 OF NW1/4 (ISLAND RANCHES UNREC) ALSO DESC OF S1/2 OF GOVT LOT 4.

RUM ISLAND LLC
P O BOX 212376
ROYAL PALM BEACH FL, FL 33421

2027

35-7S-16-04346-008

BUILDING CHARACTERISTICS

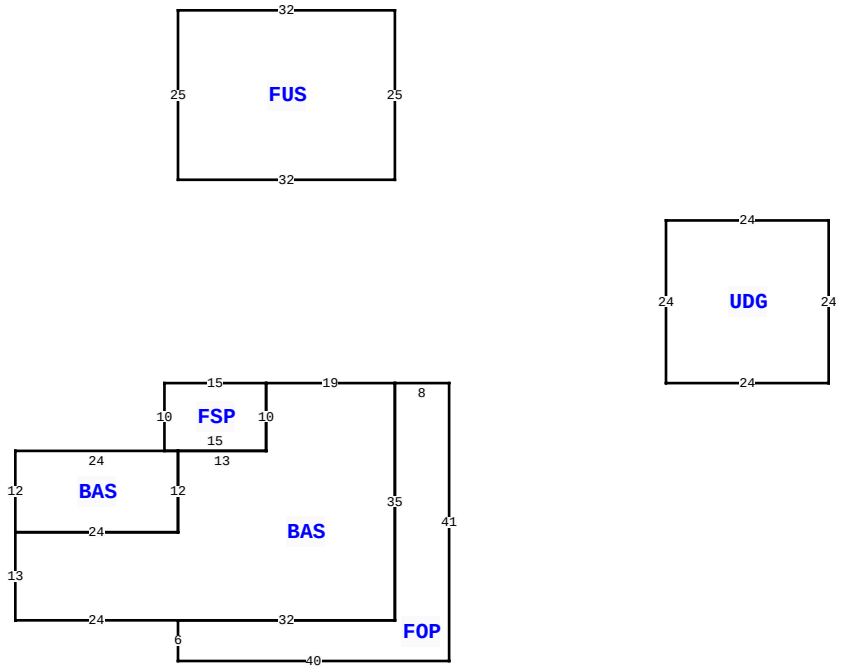
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	288	100		288	31,790
BAS	1,302	100		1,302	143,719
FOP	520	30		156	17,220
FSP	150	40		60	6,623
FUS	800	100		800	88,306
UDG	576	55		317	34,991
TOTALS	3,636			2,923	322,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,923	154.3842	169.82	496,384	1995	1995	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 2390 HX Base Yr



872 SW RATTLESNAKE GLN, FORT WHITE

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

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	0166	CONC,PAVMT	0	0	6	20	120.00	UT	2.00	2.00	100	2010	2010	3	100	240	
2	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2010	2010	3	100	2,750	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	322,650
TOTAL MARKET OB/XF VALUE	3,190
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	435,840
SOH/AGL Deduction	0
ASSESSED VALUE	435,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,840
TOTAL JUST VALUE	435,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,710

BLDG:2:1: SEE PHOTO

LAND:1:1: LOT 19

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39240	MAINT/ALTR	0	02/04/2020
8732	SFR	54,000	08/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/1968	8/26/2004	WD	Q	I		249,900
GRANTOR: MICHAEL JOEL WELLS						
GRANTEE: RUM ISLAND LLC						
0691/0004	6/30/1989	WD	Q	I		70,000
GRANTOR: RUTLEDGE						
GRANTEE: WELLS/WALLACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W15 S10 E15 N10$ S10 W13 BAS= W24 S12 E24N12$ S12 W24 S13 E24 FOP= S6 E40 N41 W8 S35 W32$ E32 N35$ PTR=N30 FUS= N25 W32 S25 E32$S30$ PTR= E40 UDG= E24 N24 W24 S24$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 3,190

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 03/12/2020 BY KR Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS