

COMM NW COR, RUN E 35.01 FOR POB
728.64 FT, S 239.79 FT, W 728.64
FT TO POB. AKA LOT 1 LONG ARM ES

WYATT JAMES L JR/WYATT SUSAN B
27202 NW 203 PL
HIGH SPRINGS, FL 32643

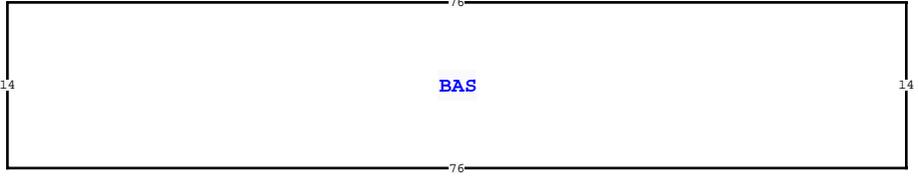
2026

36-7S-16-04351-101



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05 05		
0200	MOBILE HOME		
	MAP NUM		02
	NEIGHBORHOOD/LOC	36716.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064 25,178
TOTALS	1,064		1,064 25,178

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,064	93.9000	59.16	62,946	1994	1994		0	0	60.00	40.00
2 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,178	
TOTAL MARKET OB/XF VALUE		10,236	
TOTAL LAND VALUE - MARKET		52,130	
TOTAL MARKET VALUE		87,544	
SOH/AGL Deduction		5,799	
ASSESSED VALUE		81,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		81,745	
TOTAL JUST VALUE		87,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1496	3/10/2022	WD	U	I	11	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMMES L JR						
1426/477	11/23/2020	LE	U	I	14	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMES L JR						

EXTRA FEATURES		895 SW RUM ISLAND TER, FORT WHITE															
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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0070	CARPORT UF	0	0	24	24	576.00	UT	3.50	3.50	100	0	0	3	100	2,016	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	2.50	2.50	100	1994	1994	3	100	720	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S14 E76 N14\$.												

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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130								