W1/2 OF W1/2 OF SW1/4 OF NE1/4 E
LOT 12 SEC 2 RUM ISLAND RANCHES

MCINTOSH ANTOINETTE D/MCINTOSH CASEY DYLAN
448 SW RATTLESNAKE GLEN
FORT WHITE, FL 32038

2025

35-7S-16-04346-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	63,605
FUS	336	100	336	20,709
UOP	72	20	14	863
UOP	120	20	24	1,479
UOP	160	20	32	1,972
TOTALS	1,720		1,438	88,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	90.3000	94.82	136,351	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2003 Heated Area: 1368 HX Base Yr 2003

448 SW RATTLESNAKE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,628
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		179,428
SOH/AGL Deduction		81,279
ASSESSED VALUE		98,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,149
TOTAL JUST VALUE		179,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1236	2/05/2024	QC	U	I	11	0
GRANTOR: MCINTOSH ANTOINETTE D						
GRANTEE: MCLNTOSH CASEY DYLA						
1461/742	3/07/2022	QC	U	I	11	100
GRANTOR: MCINTOSH ANTOINETTE D						
GRANTEE: MCINTOSH ANTOINETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 W18 UOP= W6 S20 E6 N20$ S20 W6 S28 UOP= S10 E16 N10 W16$ E24 N28$ PTR=N30 UOP= N6 FUS= N28 W12 S28 E12$ W12 S6 E12$ S30$.

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	0040	BARN,POLE	0	100	15	19	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	11	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/20/2024 BY SYS