E1/2 OF E1/2 OF SE1/4 OF NW1/4 (AKA LOT 13 RUM ISLAND RANCHES UNREC).

COX ROGER L & MARION TRUSTEES
932 NW 45TH TERR
GAINESVILLE, FL 32605

2025

35-7S-16-04346-014

BUILDING CHARACTERISTICS

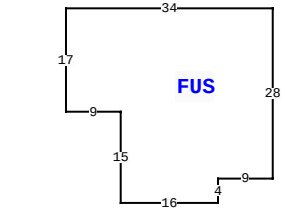
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.010	1.00/

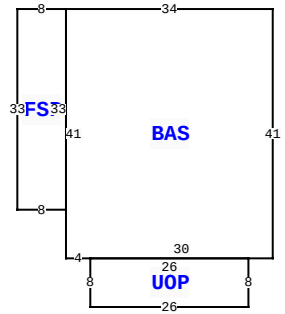
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	179,948
FSP	264	40	106	13,683
FUS	917	100	917	118,373
UOP	208	20	42	5,422
TOTALS	2,783		2,459	317,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	139.7088	146.69	360,711	2011	2011	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 0 Heated Area: 2311 HX Base Yr





502 SW RATTLESNAKE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	317,426
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	409,426
SOH/AGL Deduction	8,308
ASSESSED VALUE	401,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,118
TOTAL JUST VALUE	409,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29501	SFR	673	06/24/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FSP= W8 S33 E8 N33$ S41 E4 UOP= S8 E26 N8 W26$ E30 N41$ PTR= N30 FUS= N28 W34 S17 E9 S15 E16 N4 E9$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	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 10/16/2024 BY SYS