LOT 23 RUM ISLAND WOODS S/D.
630-742, 694-738, 745-1295, 772-

OPPER GORDON L/OPPER VICTORIA L
387 SW SPOONBILL CT
FT WHITE, FL 32038

2026

24-7S-16-04313-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

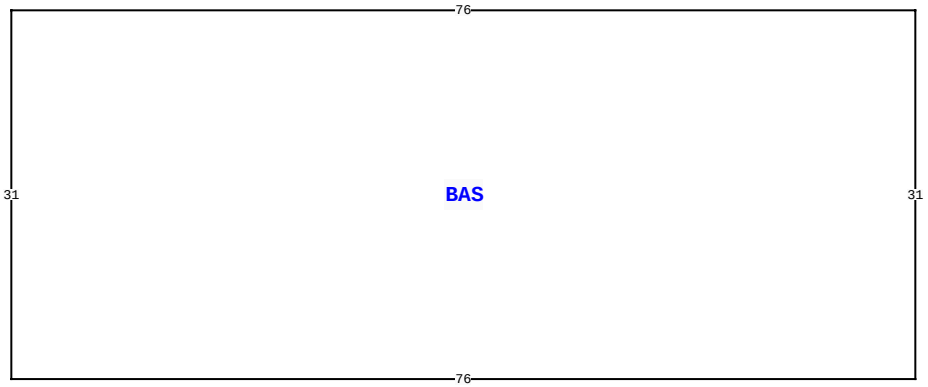
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	216,941
TOTALS	2,356			2,356	216,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2019	2018	0	0	0	14.00	86.00

2 MANUF 1 100% - 1996 Heated Area: 2356 HX Base Yr 1996



387 SW SPOONBILL CT, 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		216,941
TOTAL MARKET OB/XF VALUE		10,220
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		267,161
SOH/AGL Deduction		129,599
ASSESSED VALUE		137,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,840
TOTAL JUST VALUE		267,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,729

SALE:2:1: $.55 STAMPS - REPO
PRMT:1:1: 24X48 1992
SALE:1:1: LOT 23 RUM ISLAND WOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37132	M H	375	08/24/2018
7017	M H	60	04/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0772/0981	3/15/1993	AG	U	V	13	16,000
GRANTOR: JOEL GLENN						
GRANTEE: GORDON L OPPER						
0745/1295	4/13/1991	QC	Q	V	02	0
GRANTOR: LINDA MARTIN						
GRANTEE: JOEL GLENN						

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	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,220

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/14/2019 BY DF Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/03/2025 BY SYS