

LOT 2 RUM ISLAND ROAD S/D.
486-586, 660-679, 692-285, 904-1

WEAREOAP LLC
712 SW CHALET TER
FORT WHITE, FL 32038

2026

25-7S-16-04320-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	25716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	5,161
BAS	100	100		100	5,734
BAS	840	100		840	48,164
FOP	320	35		112	6,422
FSP	192	40		77	4,415
TOTALS	1,542			1,219	69,895

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,219	110.9000	104.25	127,081	1981	1995	0	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1030 HX Base Yr												
183 SW RUM ISLAND TER, FORT WHITE												

TOTALS		1,542				1,219		69,895		183 SW RUM ISLAND TER, FORT WHITE				XF DATE				LAND DATE		04/07/2025		MLU	
														INC DATE				AG DATE					
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	0190		FPLC PF		0	0	0	0	1.00		UT	1,200.00		1,200.00		100	1981	1981	3	100	1,200		
2	0294		SHED WOOD/		0	0	24	30	720.00		UT	7.50		7.50		50	1997	1997	3	50	2,700		
3	9945		Well/Sept		0	0	0	0	1.00		UT	7,000.00		7,000.00		100			3	100	7,000		

LAND DESCRIPTION										TOTAL OB/XF					10,900			
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	LA VAL	
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.19	AC		1.00	1.00	1.00	14,000.00	14,000.00		
REVIEW DATE		07/23/2015		BY	TW		Total Acres: 2.19		Total Land Value: 30,660				Market: 0		Agricultural: 0			

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,895	
TOTAL MARKET OB/XF VALUE		10,900	
TOTAL LAND VALUE - MARKET		30,660	
TOTAL MARKET VALUE		111,455	
SOH/AGL Deduction		14,644	
ASSESSED VALUE		96,811	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		96,811	
TOTAL JUST VALUE		111,455	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054374	Electrical Servic		10/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2491	9/08/2025	TD	U	I	18	46,600
GRANTOR: ERICKSON NANETTE						
GRANTEE: WEAREOAP LLC						
0904/1529	6/14/2000	WD	Q	I		49,900
GRANTOR: G DURDEN						
GRANTEE: WILLIAM & NANETTE E						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W42 S14 BAS= S10 E9 N10 W9\$ E9 BAS= S10E10N10 W10\$ E10 FOP= S10 E32 N10 W32\$ E41 N14 W2 FSP= N12 W16 S12 E16\$ W16\$.												