LOT 3 RUM ISLAND ROAD S/D.
631-173, 862-1674, 956-2142,

JOHNSTON JOHN B
231 SW RUM ISLAND TER
FT WHITE, FL 32038

2026

25-7S-16-04320-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

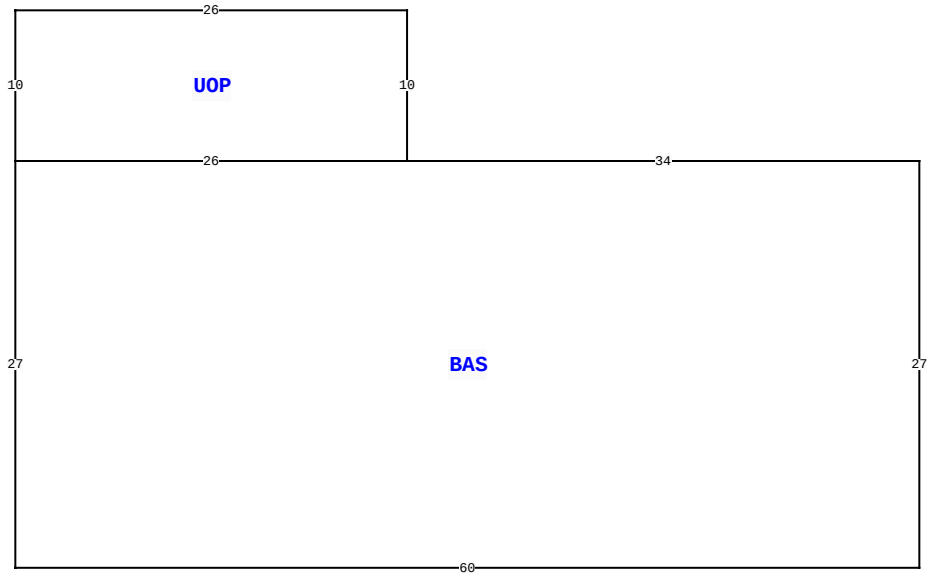
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UOP	260	25		65	3,828
TOTALS	1,880			1,685	99,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,685	113.9000	107.07	180,413	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1620 HX Base Yr 2004



231 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,227
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		30,660
TOTAL MARKET VALUE		136,887
SOH/AGL Deduction		66,188
ASSESSED VALUE		70,699
TOTAL EXEMPTION VALUE	HX HB	45,699
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042714	Roof Replacement	12,356	09/09/2021
19634	M H	125	06/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/2142	6/21/2002	WD	Q	V		14,000
GRANTOR: FERGUSON						
GRANTEE: JOHN B JOHNSTON						
0631/0173	8/24/1987	WD	Q	V		8,000
GRANTOR: COLLIER GERALD &						
GRANTEE: FERGUSON HOWARD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N10 W26 S10 E26$ W26 S27 E60 N27$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.19	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,660							

REVIEW DATE 07/23/2015 BY TW Total Acres: 2.19 Total Land Value: 30,660 Market: 0 Agricultural: 0 Common: 30,660 PRINTED 11/18/2025 BY SYS