LOT 4 RUM ISLAND ROAD S/D.
728-266, 804-2615,

HOLLAND ROBERT B
5930 SW 52ND TER
LAKE BUTLER, FL 32054

2026

25-7S-16-04320-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

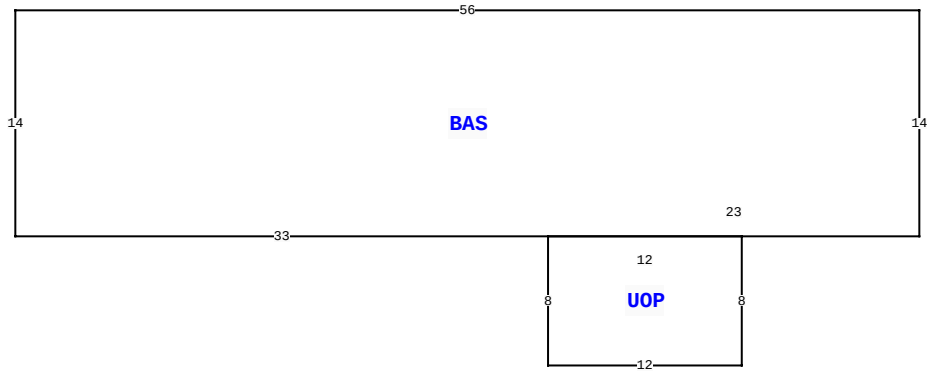
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	784	100		784	17,480
UOP	96	25		24	535
TOTALS	880			808	18,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	808	92.9000	55.74	45,038	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



319 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	18,015
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	30,660
TOTAL MARKET VALUE	55,675
SOH/AGL Deduction	5,439
ASSESSED VALUE	50,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,236
TOTAL JUST VALUE	55,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,675

SALE:2:1: LOT 4, RUM ISLAND ROAD

SALE:1:1: LOT 4 RUM ISLAND ROAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9687	M H	125	05/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/2615	4/28/1995	WD	Q	V		9,900
GRANTOR: LAURA LEE						
GRANTEE: ROBERT B HOLLAND						
0727/0266	8/02/1990	WD	Q	V		10,000
GRANTOR: COLLIER						
GRANTEE: LAURA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 UOP= S8 E12N8 W12$ E23 N14$.

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	0	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	0102	C	SFR/MH	0		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