W 687 FT OF N1/2 OF S1/2 OF SW1/
15 FT. (AKA PART LOT 55 RUM ISLA
CO RD R/W.

NEWMAN CHRISTOPHER O
757 SW RUM ISLAND TERR
FT WHITE, FL 32028

2025

25-7S-16-04321-064

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

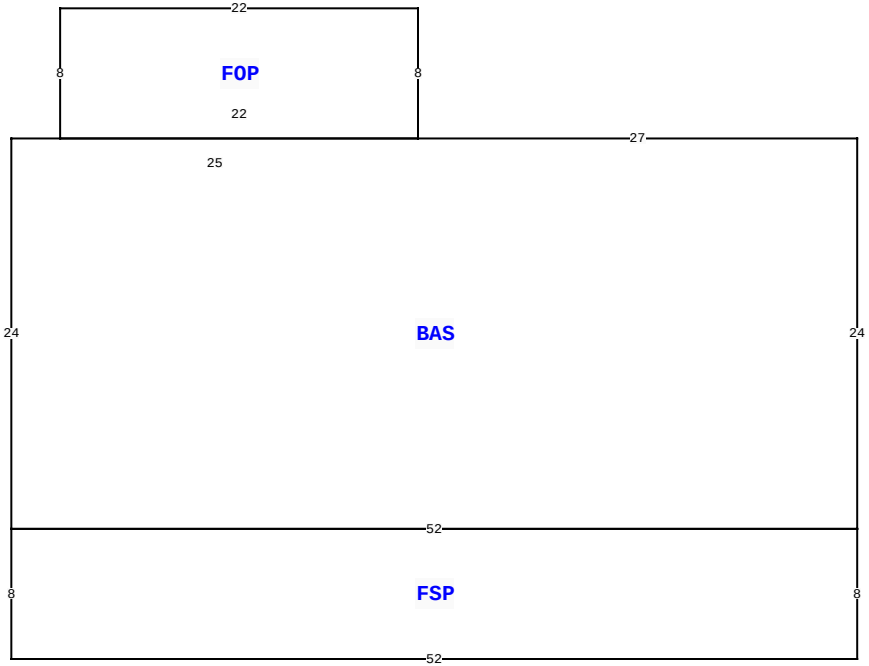
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	23,574
FOP	176	35		62	1,171
FSP	416	40		166	3,136
TOTALS	1,840			1,476	27,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	94.6890	53.97	79,660	1993	1993	0	0	0	65.00	35.00

1 MOBILE HME - 100% - 2013 Heated Area: 1248 HX Base Yr 2013



757 SW RUM ISLAND TER, 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		27,881
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		48,200
TOTAL MARKET VALUE		83,581
SOH/AGL Deduction		32,914
ASSESSED VALUE		50,667
TOTAL EXEMPTION VALUE	HX HB	25,667
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,604

XFOB:1:1: HORTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2443	6/12/2024	LE	U	I	14	100
GRANTOR: NEWMAN CHRISTOPHER O						
GRANTEE: PRICE NATALIE (RMDR						
1362/1151	6/14/2018	WD	U	I	11	100
GRANTOR: CHRISTOPHER O NEWMAN						
GRANTEE: CHRISTOPHER O NEWMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N8 W22 S8 E22$W25 S24 FSP= S8 E52 N8 W52$ E52 N24$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	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 7,500

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	4.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,200							

REVIEW DATE 07/24/2015 BY TW Total Acres: 4.82 Total Land Value: 48,200 Market: 0 Agricultural: 0 Common: 48,200 PRINTED 04/30/2025 BY SYS