

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  
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	01	CONV	100
		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
BAS	2,356	100	
TOTALS	2,356		2,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	1996								
Heated Area: 2356					HX Base Yr 1996							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">31</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">31</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
387 SW SPOONBILL CT, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			216,941	
TOTAL MARKET OB/XF VALUE			10,220	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			277,161	
SOH/AGL Deduction			140,000	
ASSESSED VALUE			137,161	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			85,750	
TOTAL JUST VALUE			277,161	
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												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	100	10	10	UT	5.00	5.00	100	1993	1993
2	0296	SHED METAL	0	100	10	10	UT	5.00	5.00	100	1993	1993
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		
4	0040	BARN, POLE	0	100	12	24	UT	2.50	2.50	100	1993	1993
5	0255	MBL HOME S	0	100	0	0	UT	0.00	0.00	100	2017	2017

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W76 S31 E76 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	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	50,000.00	50,000.00	50,000								