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

WEARELOAP LLC
712 SW CHALET TER
FORT WHITE, FL 32038

2026

25-7S-16-04320-002

BUILDING CHARACTERISTICS

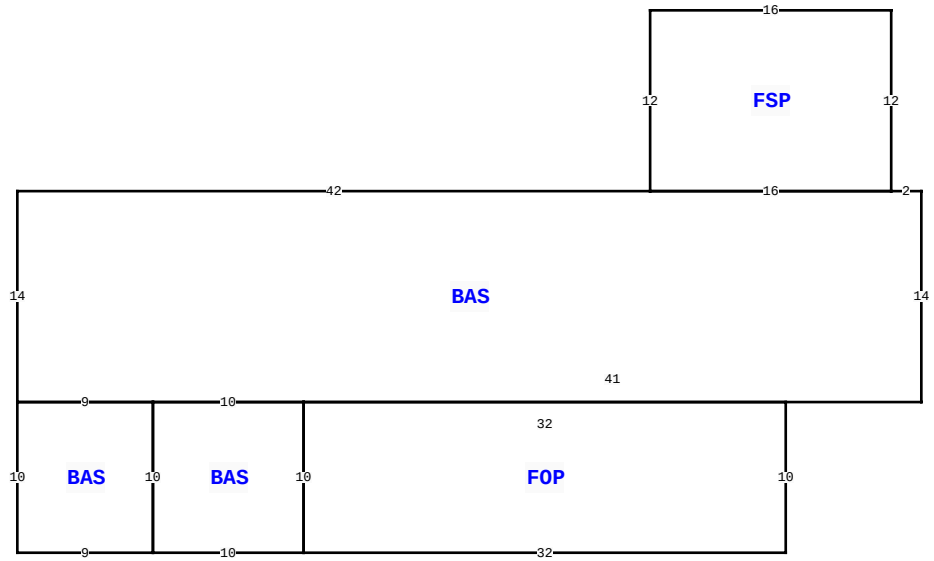
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	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		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	90	100		90	5,270
BAS	100	100		100	5,855
BAS	840	100		840	49,184
FOP	320	35		112	6,558
FSP	192	40		77	4,508
TOTALS	1,542			1,219	71,376

MARKET ADJUSTMENTS

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	106.46	129,775	1981	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1030 HX Base Yr



183 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,376
TOTAL MARKET OB/XF VALUE	10,900
TOTAL LAND VALUE - MARKET	35,040
TOTAL MARKET VALUE	117,316
SOH/AGL Deduction	0
ASSESSED VALUE	117,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,316
TOTAL JUST VALUE	117,316
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: WEARELOAP LLC						
0904/1529	6/14/2000	WD	Q	I		49,900
GRANTOR: G DURDEN						
GRANTEE: WILLIAM & NANETTE E						

BUILDING NOTES

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$.

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	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

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	0		A-1	0.00	0.00	2.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,040							

REVIEW DATE 07/23/2015 BY TW Total Acres: 2.19 Total Land Value: 35,040 Market: 0 Agricultural: 0 Common: 35,040 PRINTED 05/08/2026 BY SYS