

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

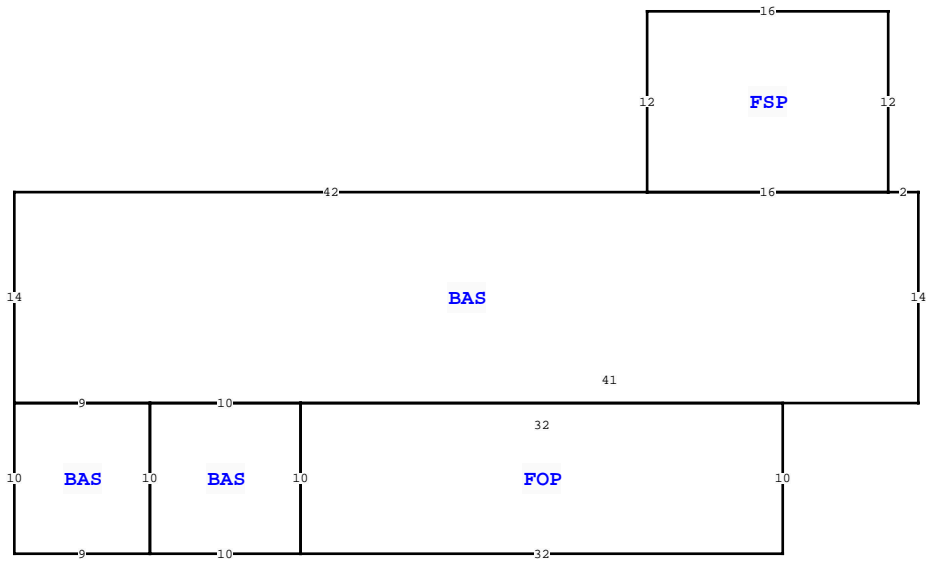
WEARELOAP LLC
712 SW CHALET TER
FORT WHITE, FL 32038

2026

25-7S-16-04320-002
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architactual	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			02
NEIGHBORHOOD/LOC	25716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	90	100	
BAS	100	100	
BAS	840	100	
FOP	320	35	
FSP	192	40	
TOTALS	1,542		1,219 69,895

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	104.25	127,081	1981	1995	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1030 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,895
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		35,040
TOTAL MARKET VALUE		115,835
SOH/AGL Deduction		0
ASSESSED VALUE		115,835
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		115,835
TOTAL JUST VALUE		115,835
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						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	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	UT	7.50	7.50	50	1997	1997	3	50	2,700	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
183 SW RUM ISLAND TER, FORT WHITE											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

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\$.											

LAND DESCRIPTION																								
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	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							