E1/2 OF SE1/4 OF SW1/4 OF NE1/4.
13-B RUM ISLAND RANCHES UNREC).

SIMMONS WILLIAM E/SIMMONS DONA JEAN
312 SW GEMINI GLN
FORT WHITE, FL 32038

2027

25-7S-16-04321-047

BUILDING CHARACTERISTICS

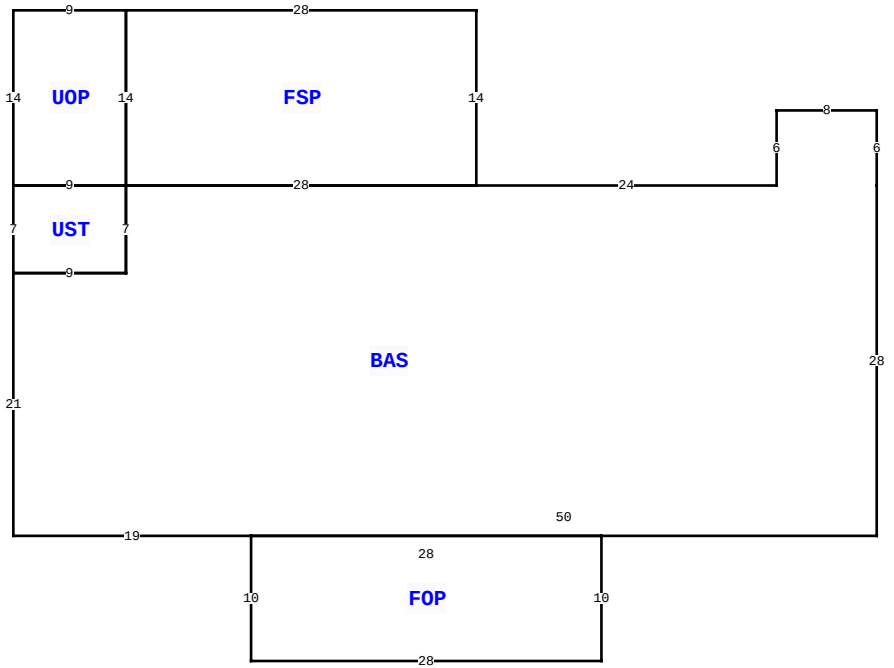
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	1,917	100		1,917	162,834
FOP	280	30		84	7,135
FSP	392	40		157	13,336
UOP	126	20		25	2,124
UST	63	45		28	2,378
TOTALS	2,778			2,211	187,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	118.8000	130.68	288,933	1978	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1917 HX Base Yr 2006



286 SW GEMINI GLN, FORT WHITE

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

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0166	CONC,PAVMT	0	100	23	30	690.00	UT	1.50	1.50	100	1993	1993	3	100	1,035	
6	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1991	1991	3	40	6,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 30,571

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	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	359,285
TOTAL MARKET OB/XF VALUE	30,571
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	454,856
SOH/AGL Deduction	107,101
ASSESSED VALUE	347,755
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	296,344
TOTAL JUST VALUE	454,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051500	Roof Replacement	11,000	11/14/2024
000051295	Remodel	28,000	10/28/2024
37974	MAINT/ALTR	75	04/11/2019
29842	M H	375	12/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/1077	4/05/2004	WD	Q	I		155,000
GRANTOR: MARGIE B VEST						
GRANTEE: WILLIAM ME & DONA S						
0847/1691	10/10/1997	WD	Q	I		122,000
GRANTOR: MARGARET AKERS						
GRANTEE: MARGIE VEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N6 W8 S6 W24 FSP= N14 W28 S14 E28$ W28 UOP= N14 W9S14 E9$ UST= W9 S7 E9 N7$ S7W9 S21 E19 FOP= S10 E28 N10 W28$ E50 N28$.

E1/2 OF SE1/4 OF SW1/4 OF NE1/4.
13-B RUM ISLAND RANCHES UNREC).

SIMMONS WILLIAM E/SIMMONS DONA JEAN
312 SW GEMINI GLN
FORT WHITE, FL 32038

2027

25-7S-16-04321-047

BUILDING CHARACTERISTICS

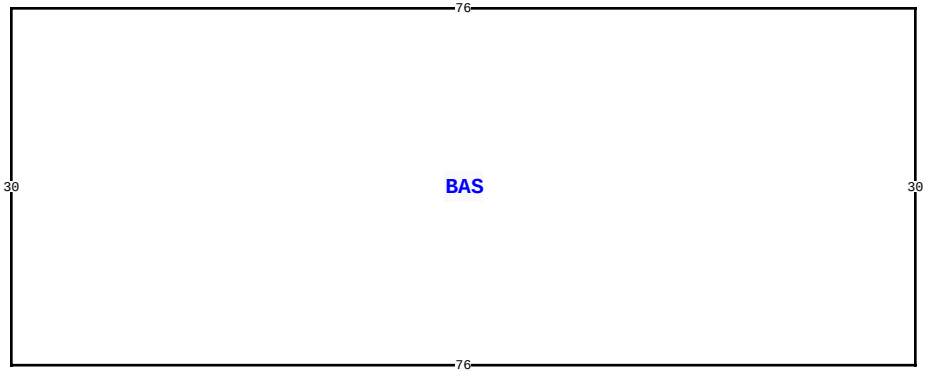
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102	SFRES/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	2,280	100		2,280	171,479
TOTALS	2,280			2,280	171,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2012	2012	0	0	0	29.00	71.00

3 MANUF 1 0% - 2006 Heated Area: 2280 HX Base Yr 2006



286 SW GEMINI GLN, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		359,285
TOTAL MARKET OB/XF VALUE		30,571
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		454,856
SOH/AGL Deduction		107,101
ASSESSED VALUE		347,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,344
TOTAL JUST VALUE		454,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/1077	4/05/2004	WD	Q	I		155,000
GRANTOR: MARGIE B VEST						
GRANTEE: WILLIAM ME & DONA S						
0847/1691	10/10/1997	WD	Q	I		122,000
GRANTOR: MARGARET AKERS						
GRANTEE: MARGIE VEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS