N1/2 OF E1/2 OF W1/2 OF SW1/4 OF 15-A RUM ISLAND RANCHES).

HEARN JAMES R
165 SW GEMINI GLN
FT WHITE, FL 32038

2027

25-7S-16-04321-073

BUILDING CHARACTERISTICS

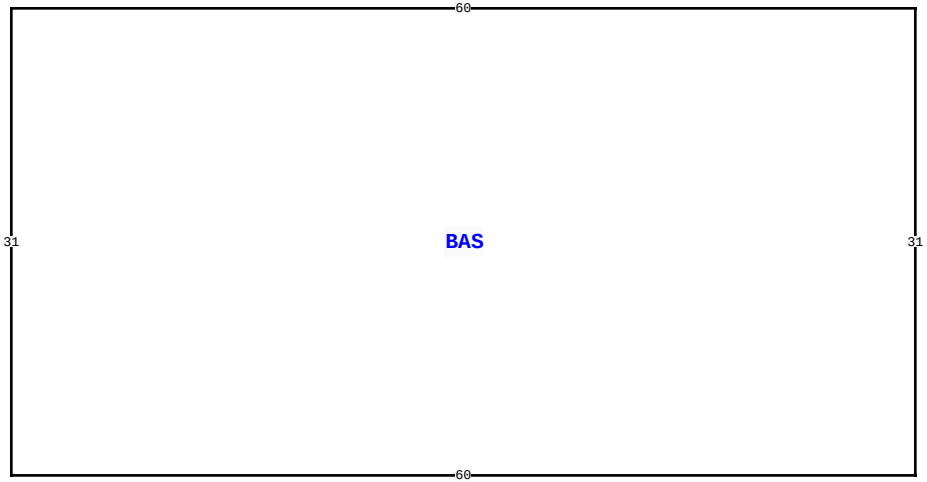
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	108,367
TOTALS	1,860			1,860	108,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	105.93	197,030	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2004 Heated Area: 1860 HX Base Yr 2004



165 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	0040	BARN,POLE	0	100	60	20	1,200.00	UT	2.50	2.50	60	1993	1993	3	60	1,800	
2	0060	CARPORT F	0	100	30	24	720.00	UT	3.50	3.50	50	2010	2010	3	50	1,260	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	12	14	168.00	UT	10.00	10.00	70	2010	2010	3	70	1,176	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
6	0251	LEAN TO W/	0	100	15	30	450.00	UT	3.50	3.50	50	2010	2010	3	50	788	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,366
TOTAL MARKET OB/XF VALUE		9,224
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		182,590
SOH/AGL Deduction		77,702
ASSESSED VALUE		104,888
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		48,477
TOTAL JUST VALUE		182,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,756

SALE:2:1: 10 ACRES PLUS MH

SALE:1:1: 10 ACRES WITH MH

BLDG:1:1: THOM MH (HEARN'S LIVE HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29656	M H	375	08/30/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,224

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS