

COLUMBIA COUNTY

Property Appraiser

Parcel 25-7S-16-04321-047

Owners

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

Parcel Summary

Location	286 SW GEMINI GLN
Use Code	0102: SFRES/MOBILE HOME
Tax District	3: COUNTY
Section	25
Township	7S
Range	16
Acreage	5.0000
Subdivision	RUM ISL RA
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

312 SW GEMINI GLN

Legal Description

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

ORB 458-677, 847-1691, 851-1026, WD 1012-1077.

Working Values

	2025
Total Building	\$350,973



	2025
Total Extra Features	\$30,571
Total Market Land	\$50,000
Total Ag Land	\$0
Total Market	\$431,544
Total Assessed	\$306,233
Total Exempt	\$50,000
Total Taxable	\$256,233
SOH Diff	\$125,311

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$350,973	\$321,872	\$267,340	\$221,042	\$203,826	\$180,114	\$162,099
Total Extra Features	\$30,571	\$30,571	\$27,845	\$17,463	\$17,463	\$17,463	\$17,463
Total Market Land	\$50,000	\$42,500	\$37,500	\$33,250	\$32,993	\$32,993	\$31,743
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$431,544	\$394,943	\$332,685	\$271,755	\$254,282	\$230,570	\$211,305
Total Assessed	\$287,582	\$270,359	\$254,442	\$239,720	\$228,116	\$216,295	\$205,837
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$237,582	\$220,359	\$204,442	\$189,720	\$178,116	\$166,295	\$155,837
SOH Diff	\$143,962	\$124,584	\$78,243	\$32,035	\$26,166	\$14,275	\$5,468

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1012/1077	2004-04-05	Q		WARRANTY DEED	Improved	\$155,000	Grantor: MARGIE B VEST Grantee: WILLIAM ME & DONA SIMMONS
WD 0847/1691	1997-10-10	Q		WARRANTY DEED	Improved	\$122,000	Grantor: MARGARET AKERS Grantee: MARGIE VEST

Buildings

Building # 1, Section # 1, 108358, SFR

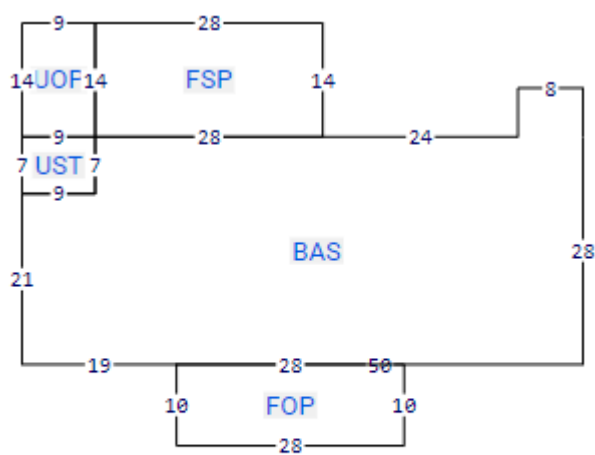
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1917	\$275,800	1978	1985	0.00%	35.00%	65.00%	\$179,270

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,917	100%	1,917
FOP	280	30%	84
FSP	392	40%	157
UOP	126	20%	25
UST	63	45%	28



Building # 3, Section # 1, 91619, MOBILE HOME

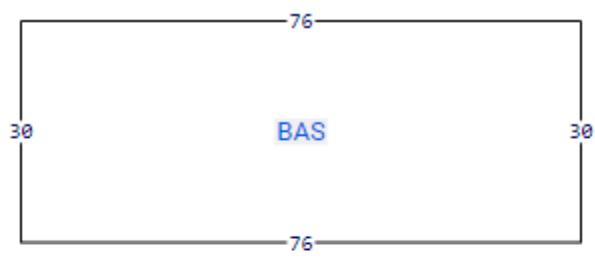
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0201	02	2280	\$225,925	2012	2012	0.00%	24.00%	76.00%	\$171,703

Structural Elements

Subareas

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,280	100%	2,280



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value	Notes
0280	POOL R/CON	32	16	512.00	\$70	1991	40%	\$14,336	
0294	SHED WOOD/VINYL			1.00	\$0	0	100%	\$200	
9945	Well/Sept			1.00	\$7,000		100%	\$7,000	
0120	CLFENCE 4			1.00	\$0	1993	100%	\$200	
0166	CONC,PAVMT	23	30	690.00	\$2	1993	100%	\$1,035	
0282	POOL ENCL			1000.00	\$15	1991	40%	\$6,000	

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0296	SHED METAL			1.00	\$0	2010	100%	\$500	
0296	SHED METAL			1.00	\$0	2010	100%	\$300	
0040	BARN,POLE			1.00	\$0	2010	100%	\$200	
0296	SHED METAL			1.00	\$0	2010	100%	\$800	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	A-1	.00	.00	4.00	\$10,000.00/AC	4.00	1.00	\$40,000	LOT 13-B
0200	MBL HM		.00	.00	1.00	\$10,000.00/AC	1.00	1.00	\$10,000	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Apr 18, 2019	37974	MAINT/ALTR	COMPLETED	MAINT/ALTR
Dec 28, 2011	29842	M H	COMPLETED	M H

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 28, 2024.