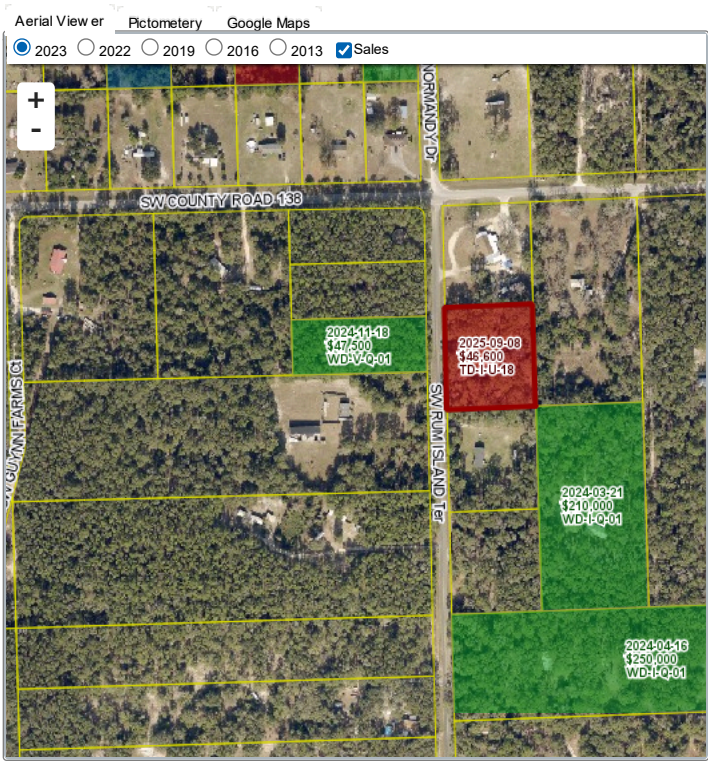


Parcel: << 25-7S-16-04320-002 (22884) >>

Owner & Property Info				Result: 1 of 1
Owner	WEAREOAP LLC 712 SW CHALET TER FORT WHITE, FL 32038			
Site	183 SW RUM ISLAND TER, FORT WHITE			
Description*	LOT 2 RUM ISLAND ROAD S/D. 486-586, 660-679, 692-285, 904-1529, DC 1077-751, TD 1548-2491			
Area	2.19 AC	S/T/R	25-7S-16	
Use Code**	MOBILE HOME (0200)	Tax District	3	
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.				
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.				

Property & Assessment Values			
2025 Certified Values		2026 Working Values	
Mkt Land	\$24,090	Mkt Land	\$30,660
Ag Land	\$0	Ag Land	\$0
Building	\$64,685	Building	\$69,895
XFOB	\$10,900	XFOB	\$10,900
Just	\$99,675	Just	\$111,455
Class	\$0	Class	\$0
Appraised	\$99,675	Appraised	\$111,455
SOH/10% Cap	\$19,666	SOH/10% Cap	\$14,644
Assessed	\$99,675	Assessed	\$111,455
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$80,009 city:\$0 other:\$0 school:\$99,675	Total Taxable	county:\$96,811 city:\$0 other:\$0 school:\$111,455
NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.			



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/8/2025	\$46,600	1548 / 2491	TD	I	U	18
6/14/2000	\$49,900	904 / 1529	WD	I	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1981	1030	1542	\$69,895
* Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.					

Extra Features & Out Buildings					
Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1981	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/MNYL	1997	\$2,700.00	720.00	24 x 30
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.190 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$30,660

Search Result: 1 of 1