Columbia County Property Appraiser

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

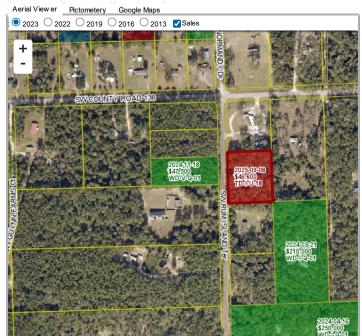
Owner & Property Info Result: 1 of 1					
Owner	WEAREOAP LLC 712 SW CHALET TER FORT WHITE, FL 32038				
Site	183 SW RUM ISLAND TER, FORT WHITE				
Description*	escription* LOT 2 RUM ISLAND ROAD S/D. 486-586, 660-679, 692-285, 904-1529, DC 1077-751, TD 1548-2491				
Area	2.19 AC	S/T/R	25-7S-16		
Use Code**	MOBILE HOME (0200)	Tax District	3		

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

**The <u>Use Code</u> 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 & As	ssessment Values			
20	025 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	I	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	- 1	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							
*Blds Deer determinations are used by the Property Appraisance of fine solely for the number of determining a property's list Value for advision to number and should not be used for any other number.								

▼ 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/VINYL	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					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

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2026 Working Values updated: 10/16/2025

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