

COMM NW COR, RUN S 724.58 FT,
E 3511.58 FT FOR POB, RUN S
975.35 FT TO N R/W OF A 60 FT

WILEY KATHLEEN R
691 SW BEAR LANE
FORT WHITE, FL 32038

2026

12-7S-16-04184-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		2.5 100
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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	12716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100		1,968	53,797
FGR	504	55		277	7,572
TOTALS	2,472			2,245	61,369

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN,FR AE	0 100	28	16	1.00	UT	0.00	0.00	100	0
2	0166	CONC,PAVMT	0 100	20	14	280.00	UT	0.84	0.84	100	0
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0294	SHED WOOD/	0 100	10	12	1.00	UT	0.00	0.00	100	1996
5	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	10.00	AC	

REVIEW DATE 06/30/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,245	113.9000	68.34	153,423	1987	1987	0	0	0 60.00	40.00
1 MOBILE HME 100% - 1997 Heated Area: 1968 HX Base Yr 1997											
691 SW BEAR LN, FORT WHITE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,635											

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					61,369				
TOTAL MARKET OB/XF VALUE					9,635				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					166,004				
SOH/AGL Deduction					85,559				
ASSESSED VALUE					80,445				
TOTAL EXEMPTION VALUE					HX HB SX 80,445				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					166,004				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					166,004				
PRCL:0:1: 08/20/03 - 911 ADDRESS CHANGE PAM									
XFOB:4:1: CYPRESS ID#HMLCY28040912224 A & B									
SALE:4:1: 10 ACRES, ETC - NO REASON									
SALE:3:1: UNREC INSTRUMENT DATED JULY 22, 1991									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0822/0829		5/16/1996		WD	Q	I		69,900	
GRANTOR: JOHN & TRACY JAY									
GRANTEE: KATHLEEN WILEY									
0765/1640		9/01/1992		WD	Q	I		63,800	
GRANTOR: ARTHUR EMMONS									
GRANTEE: JOHN JAY									