COMM NW COR, RUN S 1759.92 FT, E
POB, RUN E ALONG S R/W BEAR DEN
FT, S 526 FT, W 414.94 FT, N 528

PARHAM KIMBERLY
172 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

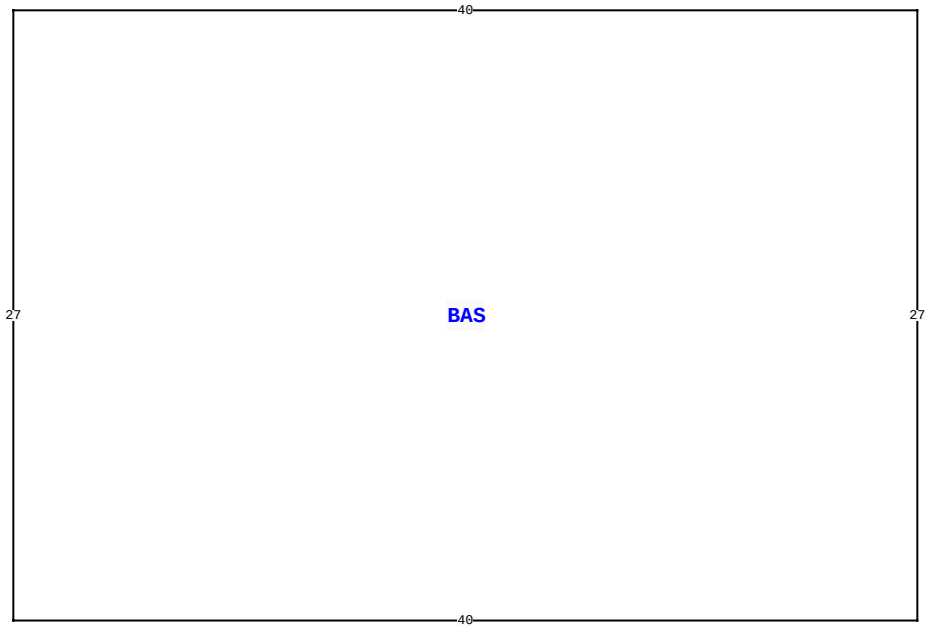
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	71,797
TOTALS	1,080			1,080	71,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	128.5900	120.87	130,540	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1080 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/14/2024 MLU
AG DATE	

172 SW BEAR LN, FORT WHITE

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,797
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	137,847
SOH/AGL Deduction	0
ASSESSED VALUE	137,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,847
TOTAL JUST VALUE	137,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,847

SALE:2:1: W1/2 LOT 1 GLENN ACRES UNIT 1
SALE:1:1: DW MH INCL IN SALE
XFOB:1:1: WESTFIELD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36098	GARAGE	133	12/14/2017
9642	M H	125	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/353	6/29/2022	LE	U	I	14	100
GRANTOR: PARHAM KIMBERLY IRENE						
GRANTEE: PARHAM TERENCE DEAN						
1403/1867	1/15/2020	WD	Q	I	01	120,000
GRANTOR: THOMAS E & PATRICA A						
GRANTEE: KIMBERLY PARHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1995	1995	3	100	400	
2	0294	SHED WOOD/	0	0	16	24	384.00	UT	7.50	7.50	100	1995	1995	3	100	2,880	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0060	CARPORT F	0	0	44	40	1,760.00	UT	3.50	3.50	75	2017	2017	3	75	4,620	

LAND DESCRIPTION

TOTAL OB/XF 15,950

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 05/17/2018 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS