

ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE
608 SW BEAR LN
FORT WHITE, FL 32038

12-7S-16-04184-010

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	VINYL SID 100					0202	02	2,220	114.8000		113.65	252,303	2009	2015	0	0	0	21.00	79.00	VALUATION BY					STANDARD										
Roof Structure	03	GABLE/HIP 100					3 MANUF 2 0% - 2023										Heated Area: 2160					HX Base Yr 2023					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL 100					20 12 12 20 34 30 30 72 38 UOP BAS										BUILDING MARKET VALUE					413,026														
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					39,300														
Interior Floor	13	LAM/VNLPLK 90															TOTAL LAND VALUE - MARKET					95,095														
Interior Floor	08	SHT VINYL 10															TOTAL MARKET VALUE					547,421														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					136,722														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					410,699														
Bedrooms		4 100															TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms		2 100															BASE TAXABLE VALUE					359,977														
Stories	1.	1. 100															TOTAL JUST VALUE					547,421														
Architectual Units	01	CONV 100 0 100															NCON VALUE					0														
							INCOME VALUE																													
							PREVIOUS YEAR MKT VALUE					557,194																								
SALE:3:1: 10.01 AC @ \$2500/AC. MKT=\$1700/AC. AG LA																																				
SALE:2:1: PUTTING PROPERTY INTO A TRUST																																				
BLDG:2:1: MH ASSESSED-NO TITLE																																				
SALE:1:1: NO ORB WHERE VIRGINIA BECAME SUCCESSOR T																																				
PERMIT NUM		DESCRIPTION							AMT			ISSUED																								
000051009		Electrical Servic							0			10/11/2024																								
000050670		Roof Replacement							10,800			08/27/2024																								
000045649		Mobile Home										10/10/2022																								
000045385		Storage Building							30,000			09/07/2022																								
27802		M H							520			05/11/2009																								
13248		RECONNECT							50			10/31/1997																								
SALES DATA																																				
OFF RECORD Number			DATE			TYPE INST		Q U	I	V I	RSN CD	SALE PRICE																								
1480/2062			11/28/2022			LE U		I			14	100																								
GRANTOR: ANDERSON CHARLES H II																																				
GRANTEE: ANDERSON CHARLES H																																				
1471/2167			7/22/2022			WD Q		I		01	300,000																									
GRANTOR: GLENN THOMAS J																																				
GRANTEE: ANDERSON CHARLES HE																																				
BUILDING NOTES																																				
BUILDING DIMENSIONS																																				
BAS= W38 UOP= N12 W20 S12 E20\$ W34 S30 E72 N30\$.																																				

COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E ALONG R/W BEAR DEN R
875.86 FT, W 497.46 FT, N 877.96

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FORT WHITE, FL 32038

2026

12-7S-16-04184-010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0202	MOBILE HOME/M 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	1,860	100	2024	1,860	213,707
TOTALS	1,860			1,860	213,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,860	115.0000	118.45	220,317	2023	2023	0	0	0	97.00
4 MANUF 3		100% - 2024				Heated Area: 1860			HX Base Yr 2023		
BAS 2024											