

COMM NW COR, RUN S 1759.92 FT,
E 2463.79 FT FOR POB, CONT E
ALONG S R/W SW BEAR LN 496.09

CASILLAS AMELIA
490 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
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	1,668	100		1,668	169,907
FGR	506	55		278	28,318
FOP	110	30		33	3,361
FSP	128	40		51	5,195
TOTALS	2,412			2,030	206,782

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0280	POOL R/CON	0	100	14	24	336.00	UT	70.00
3	0282	POOL ENCL	0	100	24	53	1,272.00	UT	15.00
4	0166	CONC, PAVMT	0	100	17	23	391.00	UT	1.50
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.01

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,030	119.6738	134.03	272,081	2001	2001	0	0	0 24.00	76.00
2 SINGLE FAM 100% - 2019 Heated Area: 1668 HX Base Yr 2019											
490 SW BEAR LN, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF									
19,577									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.01

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				206,782				
TOTAL MARKET OB/XF VALUE				19,577				
TOTAL LAND VALUE - MARKET				95,095				
TOTAL MARKET VALUE				321,454				
SOH/AGL Deduction				100,476				
ASSESSED VALUE				220,978				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				170,256				
TOTAL JUST VALUE				321,454				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				324,174				
SALE:4:1: LOT 4 GLENN FARMS UNREC								
SALE:3:1: LOT 4 GLENN FARMS UNREC 1/2 INTEREST								
SALE:2:1: 1/2 INTEREST LOT 4 GLENN FARMS UNREC								
BLDG:1:1: CLAYTON MH								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
17752		POOL		110		12/14/2000		
17652		SFR		296		11/16/2000		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/1892		2/14/2018		WD	U	I	12	227,500
GRANTOR: FEDERAL NATIONAL MORT								
GRANTEE: AMELIA CASILLAS								
1345/1894		9/25/2017		CT	U	I	18	0
GRANTOR: CLERK OF COURT								
GRANTEE: FEDERAL NATIONAL MO								
BUILDING NOTES								