LOT 11 BLOCK B TIMUQUA S/D.

622-422, 674-285, 684-200, 791-6

BROWN WILLIAM C
273 SW BEAR LN
FT WHITE, FL 32038

2026

12-7S-16-04184-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

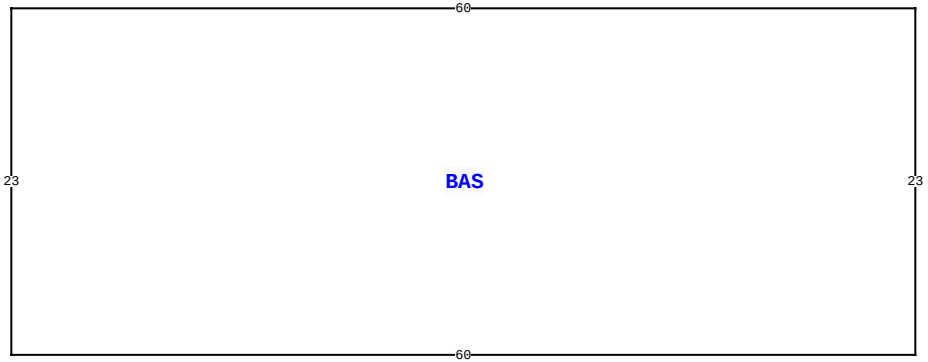
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	33,981
TOTALS	1,380			1,380	33,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	102.6000	61.56	84,953	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2008 Heated Area: 1380 HX Base Yr 2008



273 SW BEAR LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,981
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		92,381
SOH/AGL Deduction		40,911
ASSESSED VALUE		51,470
TOTAL EXEMPTION VALUE	HX HB SX WR	51,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		92,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,381

SALE:2:1: LOT 1 BLOCK B TIMUQUA.

SALE:1:1: LOT 11 BLOCK B TIMUQUA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28594	M H	375	05/25/2010
9102	M H	125	11/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/1749	3/02/2024	LE	U	I	14	100
GRANTOR: BROWN WILLIAM C (ENH						
GRANTEE: BARNES ANGELA D						
1136/0396	11/13/2007	WD	Q	V		53,200
GRANTOR: JERRY C MOORE						
GRANTEE: WILLIAM C & GABRIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S23 E60 N23$.

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	0255	MBL HOME S	0	100	56	12	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 06/30/2015 BY DF Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 10/03/2025 BY SYS