

A PART OF LOT 1 BLOCK B TIMUQUA
AT SE COR LOT 1, RUN W 207.53 FT
207.53 FT, S 209.87 FT TO POB &

RYE JODY
185 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-312



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
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	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	12716.020	1.00/

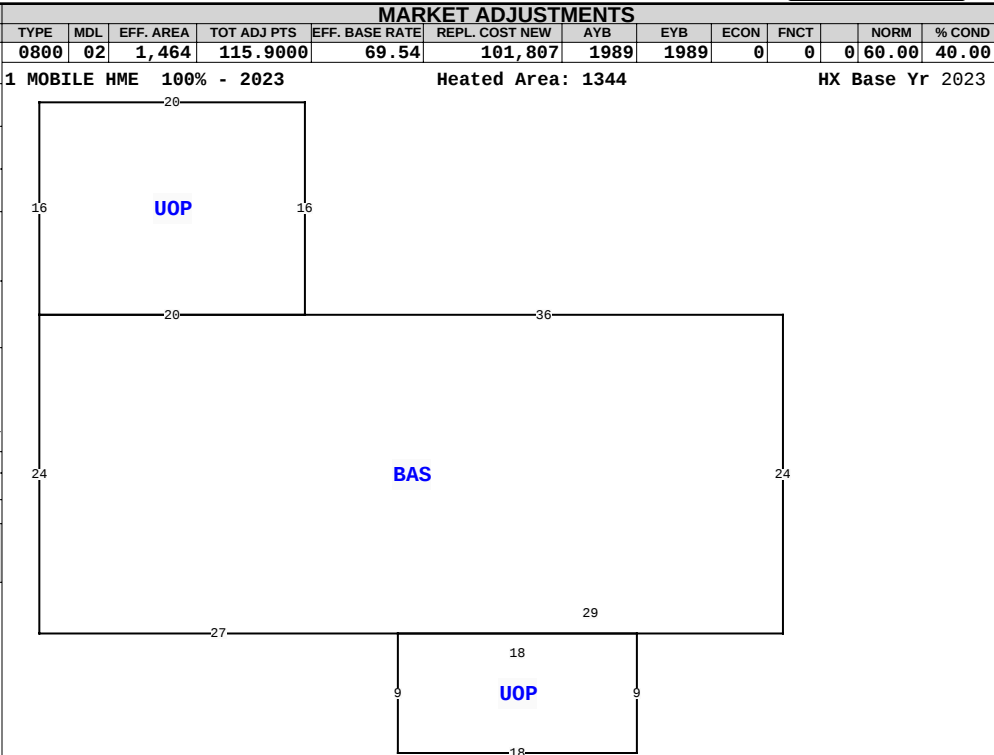
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,385
UOP	162	25		40	1,113
UOP	320	25		80	2,225

TOTALS	1,826			1,464	40,723
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0296	SHED METAL	0 100	12	14	168.00	UT	5.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0252	LEAN-TO W/	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	0200	C	MBL HM	100		00	0.00	0.00	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	0.14

REVIEW DATE	07/01/2015	BY	DF
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185 SW BEAR LN, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0296	SHED METAL	0 100	12	14	168.00	UT	5.00	5.00	100	1999	1999	3	100	840	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

TOTAL OB/XF										9,140						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00
2	0000	C	VAC RES	100		00	0.00	0.00	0.14	AC		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres: 1.14	Total Land Value: 15,960	Market: 0	Agricultural: 0	Common: 15,960
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 3		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										40,723		
TOTAL LAND VALUE - MARKET										9,140		
TOTAL MARKET VALUE										15,960		
SOH/AGL Deduction										12,851		
ASSESSED VALUE										52,972		
TOTAL EXEMPTION VALUE										HX HB DX 32,972		
BASE TAXABLE VALUE										20,000		
TOTAL JUST VALUE										65,823		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										65,823		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1482/1594		11/21/2022	WD	U	I	11	100		
GRANTOR: RYE BRYON									
GRANTEE: RYE JODY									
1467/1797		5/26/2022	WD	U	V	11	100		
GRANTOR: RYE BRYON									
GRANTEE: RYE JODY									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 UOP= N16 W20 S16 E20\$ W20 S24 E27 UOP= S9 E18 N9 W18\$ E29 N24\$.									