BEG AT SW COR OF SAID LOT 1
BLOCK B TIMUQUA S/D AND RUN
E 207.44 FT, N 210.00 FT,

RYE DANIEL JAMES
127 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-313

COLUMBIA COUNTY PROPERTY

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		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

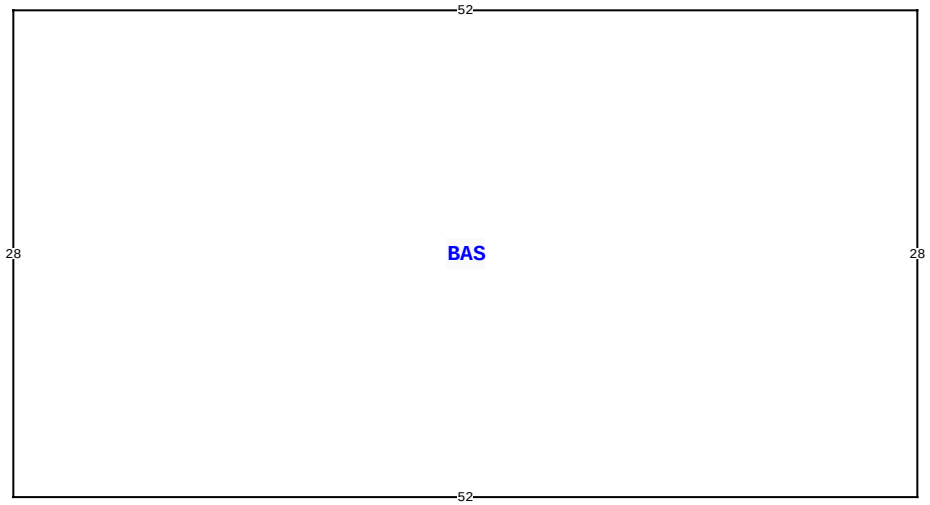
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	40,151
TOTALS	1,456			1,456	40,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	114.9000	68.94	100,377	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1456 HX Base Yr



127 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,151
TOTAL MARKET OB/XF VALUE	5,550
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	59,701
SOH/AGL Deduction	13,066
ASSESSED VALUE	46,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,635
TOTAL JUST VALUE	59,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1407/0961	3/06/2020	QC	U	I	11	100

GRANTOR: BRYON RYE

GRANTEE: DANIEL JAMES RYE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E52 N28$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	850	

LAND DESCRIPTION

TOTAL OB/XF 5,550

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/01/2015 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS