BEG NW COR OF LOT 1 TIMUQUA S/D, 283.16 FT, W 155.20 FT TO E R/W TER, N 283.16 FT TO POB.

RYE MATHEW/RYE KRISTEN
471 SW TIMUQUA TER
FORT WHITE, FL 32038

2026

12-7S-16-04184-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

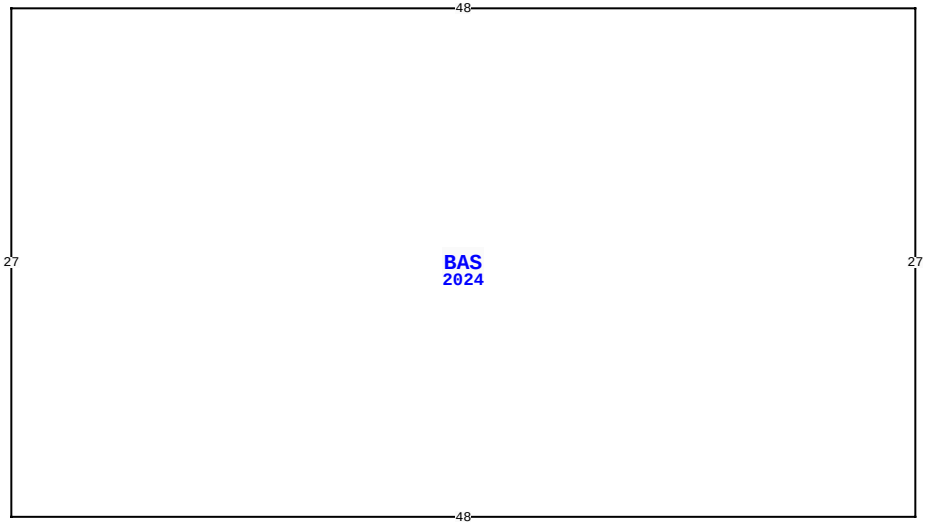
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	00	N/A 100
Stories	1.	1. 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	1,296	100	2024	1,296	67,509
TOTALS	1,296			1,296	67,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,296	115.5000	94.71	122,744	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr



461 SW TIMUQUA TER, 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	67,509
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	14,140
TOTAL MARKET VALUE	84,649
SOH/AGL Deduction	0
ASSESSED VALUE	84,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,649
TOTAL JUST VALUE	84,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045376	Mobile Home		09/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1793	5/26/2022	WD	U	V	11	100

GRANTOR: RYE BRYON

GRANTEE: RYE MATHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=22,17] E48 S27 W48 N27 $
.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 08/14/2023 BY JB Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/19/2025 BY SYS