

COMM NW COR, RUN S 724.58 FT,
E 3511.58 FT FOR POB, RUN S
975.35 FT TO N R/W OF A 60 FT

WILEY KATHLEEN R
691 SW BEAR LANE
FORT WHITE, FL 32038

2026

12-7S-16-04184-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Stories	1.	1.	100
Architectural	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	12716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,968	100	
FGR	504	55	
TOTALS	2,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 1997		68.34	153,423	1987	1987	0	0	60.00	40.00
Heated Area: 1968 HX Base Yr 1997											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			61,369
TOTAL MARKET OB/XF VALUE			9,635
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			181,004
SOH/AGL Deduction			100,793
ASSESSED VALUE			80,211
TOTAL EXEMPTION VALUE	HX HB SX		80,211
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			181,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,004
PRCL:0:1: 08/20/03 - 911 ADDRESS CHANGE PAM			
XFOB:4:1: CYPRESS ID#HMLCY28040912224 A & B			
SALE:4:1: 10 ACRES, ETC - NO REASON			
SALE:3:1: UNREC INSTRUMENT DATED JULY 22, 1991			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0822/0829	5/16/1996	WD	Q	I		69,900
GRANTOR: JOHN & TRACY JAY						
GRANTEE: KATHLEEN WILEY						
0765/1640	9/01/1992	WD	Q	I		63,800
GRANTOR: ARTHUR EMMONS						
GRANTEE: JOHN JAY						

EXTRA FEATURES															
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	0021	BARN,FR AE	0	100	28	16	1.00	UT 0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	20	14	280.00	UT 0.84	100	0	0	3	100	235	
3	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	12	1.00	UT 0.00	100	1996	1996	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	100	1987	1987	3	100	1,200	

TOTAL OB/XF												9,635												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W11 S7 W24 N12 W16 S12 W16 S27 E56 N10E11 FGR= E21 N24 W21 S24\$ N24\$.			