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

2027

12-7S-16-04184-003

BUILDING CHARACTERISTICS

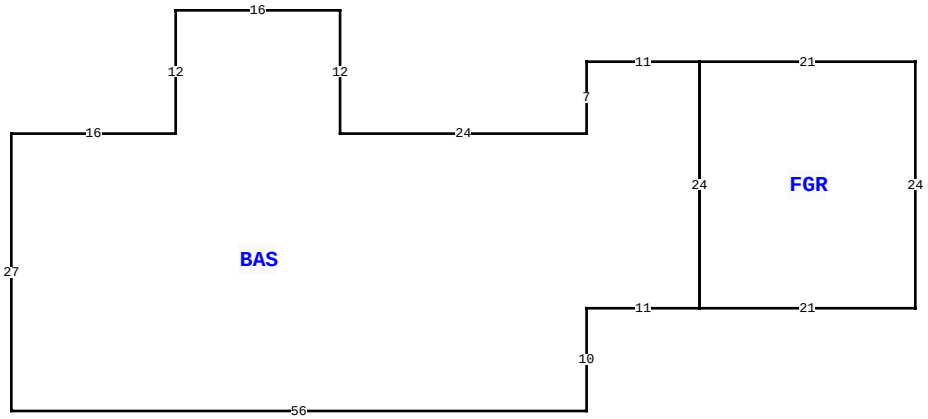
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	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	12716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100		1,968	53,797
FGR	504	55		277	7,572
TOTALS	2,472			2,245	61,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,245	113.9000	68.34	153,423	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1968 HX Base Yr 1997



691 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		98,387
ASSESSED VALUE		82,617
TOTAL EXEMPTION VALUE	HX HB SX	82,617
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,004

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,635

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	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							

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS