

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

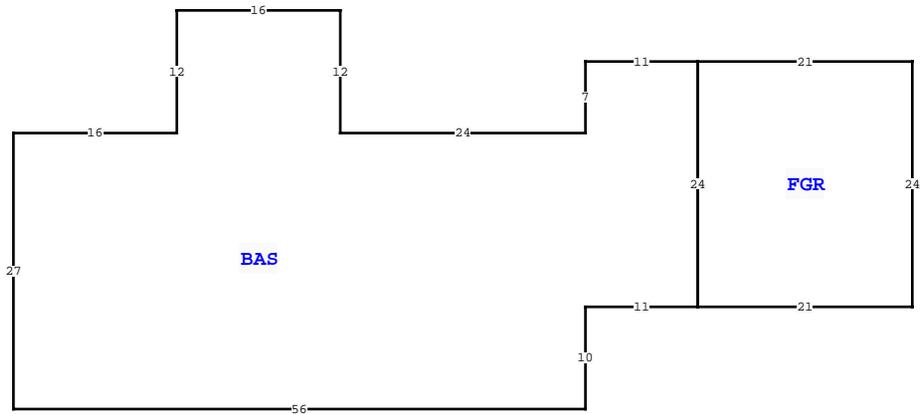
WILEY KATHLEEN R
691 SW BEAR LANE
FORT WHITE, FL 32038

2026

12-7S-16-04184-003


BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100		1,968	56,490
FGR	504	55		277	7,951
TOTALS	2,472			2,245	64,440

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		71.76	161,101	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			64,440
TOTAL MARKET OB/XF VALUE			9,635
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			184,075
SOH/AGL Deduction			103,864
ASSESSED VALUE			80,211
TOTAL EXEMPTION VALUE	HX HB SX		80,211
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			184,075
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											
691 SW BEAR LN, FORT WHITE											
9,635											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026 MLU								
INC DATE		AG DATE									

BUILDING NOTES											

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

LAND DESCRIPTION																								
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							