COMM NW COR, RUN S 1759.92 FT, E
POB, RUN E ALONG S R/W BEAR DEN
FT, S 526 FT, W 414.94 FT, N 528

PARHAM KIMBERLY
172 SW BEAR LN
FORT WHITE, FL 32038

2027

12-7S-16-04184-006

BUILDING CHARACTERISTICS

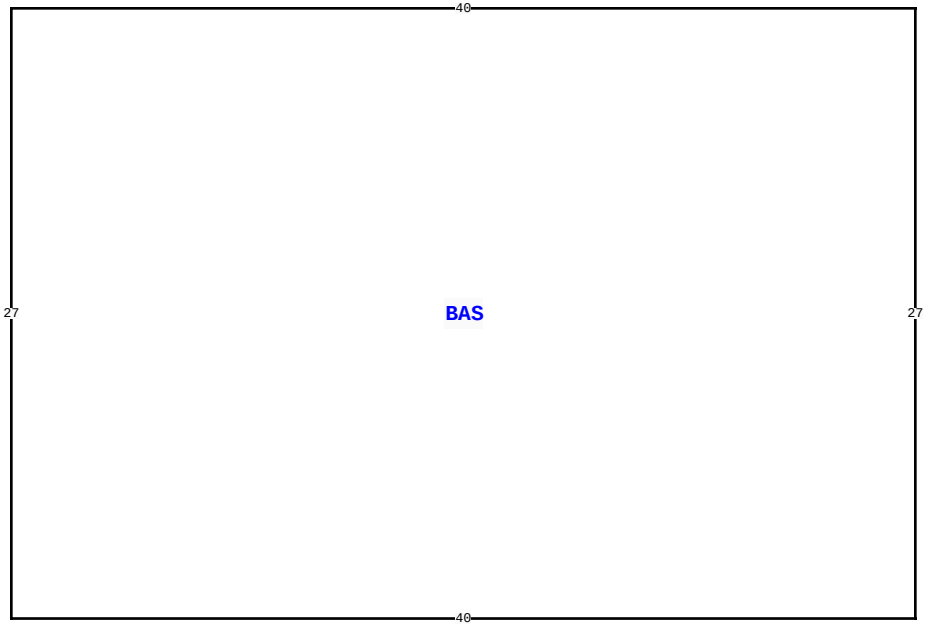
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,080	100		1,080	71,036
TOTALS	1,080			1,080	71,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	128.5900	119.59	129,157	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1080 HX Base Yr



172 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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1995	1995	3	100	400	
2	0294	SHED WOOD/	0	0	16	24	384.00	UT	7.50	7.50	100	1995	1995	3	100	2,880	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0060	CARPORT F	0	0	44	40	1,760.00	UT	3.50	3.50	75	2017	2017	3	75	4,620	
7	0251	LEAN TO W/	0	0	12	44	1.00	UT	3,600.00	3,600.00	100	2026	2025		100	3,600	
8	0251	LEAN TO W/	0	0	12	44	1.00	UT	3,600.00	3,600.00	100	2026	2025		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,036
TOTAL MARKET OB/XF VALUE	23,150
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	159,316
SOH/AGL Deduction	0
ASSESSED VALUE	159,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,316
TOTAL JUST VALUE	159,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,077

SALE:2:1: W1/2 LOT 1 GLENN ACRES UNIT 1

SALE:1:1: DW MH INCL IN SALE

XFOB:1:1: WESTFIELD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36098	GARAGE	133	12/14/2017
9642	M H	125	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/353	6/29/2022	LE	U	I	14	100
GRANTOR: PARHAM KIMBERLY IRENE						
GRANTEE: PARHAM TERENCE DEAN						
1403/1867	1/15/2020	WD	Q	I	01	120,000
GRANTOR: THOMAS E & PATRICA A						
GRANTEE: KIMBERLY PARHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,150

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 06/10/2026 BY NH Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS