

COMM NW COR, RUN S 1759.92 FT, E
 POB, CONT E 494.73 FT, S 880.17
 N 882.59 FT TO POB. (AKA LOT 3 G

MORALES CRISTIAN/MORALES JACQUELINE
 16808 NW 83RD PL
 HIALEAH, FL 33016

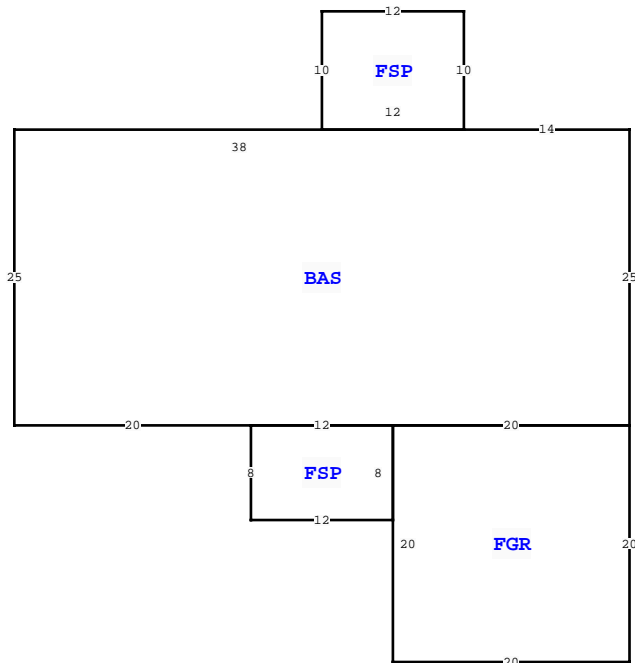
2026

12-7S-16-04184-008


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,606	106.3044	119.06	191,210	1995	1995	0	0	0	30.00	70.00		

1 SINGLE FAM 0% - 2025 Heated Area: 1300 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,847	
TOTAL MARKET OB/XF VALUE		3,348	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		247,305	
SOH/AGL Deduction		0	
ASSESSED VALUE		247,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		247,305	
TOTAL JUST VALUE		247,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,202	

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	1,300	100		1,300	108,345
FGR	400	55		220	18,335
FSP	96	40		38	3,167
FSP	120	40		48	4,001
TOTALS	1,916			1,606	133,847

412 SW BEAR LN, FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053681	Remodel	73,315	07/28/2025
000048171	Roof Replacement	7,697	09/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2592	2/20/2024	WD Q	Q	I	01	265,000
GRANTOR: SCHWANKOFF INC						
GRANTEE: MORALES CRISTIAN						
1499/1370	8/04/2023	WD U	U	I	11	100
GRANTOR: FL CASH HOME BUYERS L						
GRANTEE: SCHWANKOFF INC						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	712.00	UT	1.50	1.50	100	1995	1995	3	100	1,068	
3	0294	SHED WOOD/	0	0	12	144.00	UT	7.50	7.50	100	1995	1995	3	100	1,080	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 FSP= N10 W12 S10 E12\$ W38 S25 E20 FSP= S8 E12 N8 W12\$ E12 FGR= S20 E20 N20 W20\$ E20 N25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0100	C	SFR	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							