

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

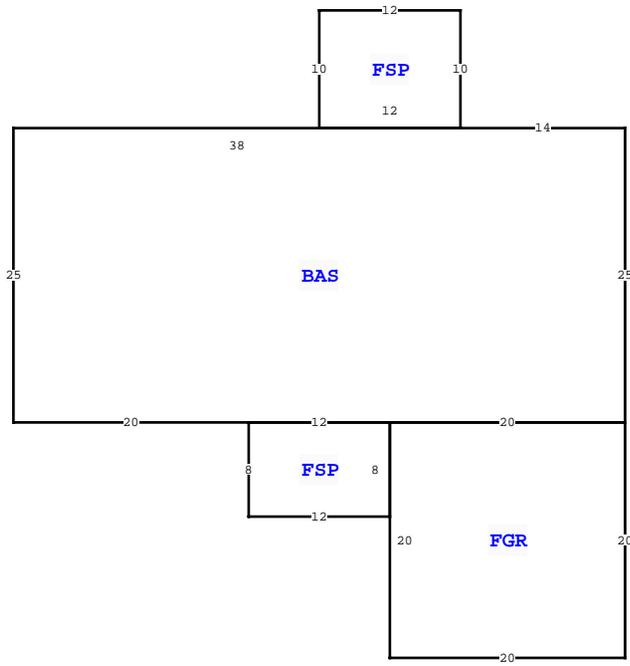
MORALES CRISTIAN/MORALES JACQUELINE
 16808 NW 83RD PL
 HIALEAH, FL 33016

2026

12-7S-16-04184-008

ELEMENT	CD	CONSTRUCTION
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	121.19	194,631	1995	1995	0	0	30.00	70.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1300 HX Base Yr													



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	110,283
FGR	400	55		220	18,663
FSP	96	40		38	3,224
FSP	120	40		48	4,072
TOTALS	1,916			1,606	136,242

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

412 SW BEAR LN, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			136,242	
TOTAL MARKET OB/XF VALUE			3,348	
TOTAL LAND VALUE - MARKET			110,110	
TOTAL MARKET VALUE			249,700	
SOH/AGL Deduction			0	
ASSESSED VALUE			249,700	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			249,700	
TOTAL JUST VALUE			249,700	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			234,202	

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	I	01	265,000
GRANTOR: SCHWANKOFF INC						
GRANTEE: MORALES CRISTIAN						
1499/1370	8/04/2023	WD	U	I	11	100
GRANTOR: FL CASH HOME BUYERS L						
GRANTEE: SCHWANKOFF INC						

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							