COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E ALONG R/W BEAR DEN R
875.86 FT, W 497.46 FT, N 877.96

ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE
608 SW BEAR LN
FORT WHITE, FL 32038

2027

12-7S-16-04184-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 12716.010 1.00/

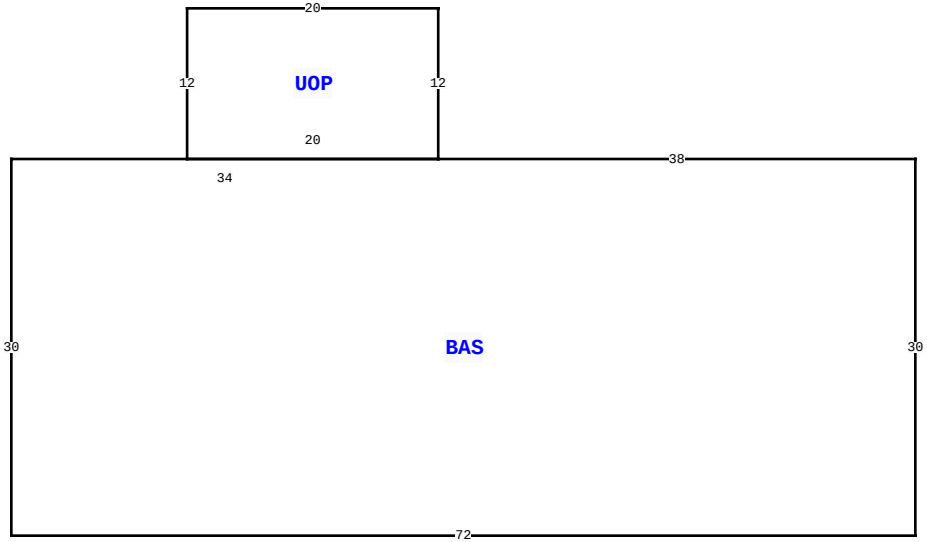
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	188,063
UOP	240	25		60	5,224
TOTALS	2,400			2,220	193,286

608 SW BEAR LN, FORT WHITE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,220	114.8000	110.21	244,666	2009	2015	0	0	0	21.00	79.00

3 MANUF 2 0% - 2023 Heated Area: 2160 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2024	2023		100	25,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		398,694
TOTAL MARKET OB/XF VALUE		39,300
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		548,104
SOH/AGL Deduction		116,744
ASSESSED VALUE		431,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,949
TOTAL JUST VALUE		548,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,196

SALE:3:1: 10.01 AC @ $2500/AC. MKT=$1700/AC. AG LA

SALE:2:1: PUTTING PROPERTY INTO A TRUST

BLDG:2:1: MH ASSESSED-NO TITLE

SALE:1:1: NO ORB WHERE VIRGINIA BECAME SUCCESSOR T

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051009	Electrical Servic	0	10/11/2024
000050670	Roof Replacement	10,800	08/27/2024
000045649	Mobile Home		10/10/2022
000045385	Storage Building	30,000	09/07/2022
27802	M H	520	05/11/2009
13248	RECONNECT	50	10/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2062	11/28/2022	LE	U	I	14	100
GRANTOR: ANDERSON CHARLES H II						
GRANTEE: ANDERSON CHARLES H						
1471/2167	7/22/2022	WD	Q	I	01	300,000
GRANTOR: GLENN THOMAS J						
GRANTEE: ANDERSON CHARLES HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N12 W20 S12 E20$ W34 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 39,300

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	100		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E ALONG R/W BEAR DEN R
875.86 FT, W 497.46 FT, N 877.96

ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE
608 SW BEAR LN
FORT WHITE, FL 32038

2027

12-7S-16-04184-010

BUILDING CHARACTERISTICS

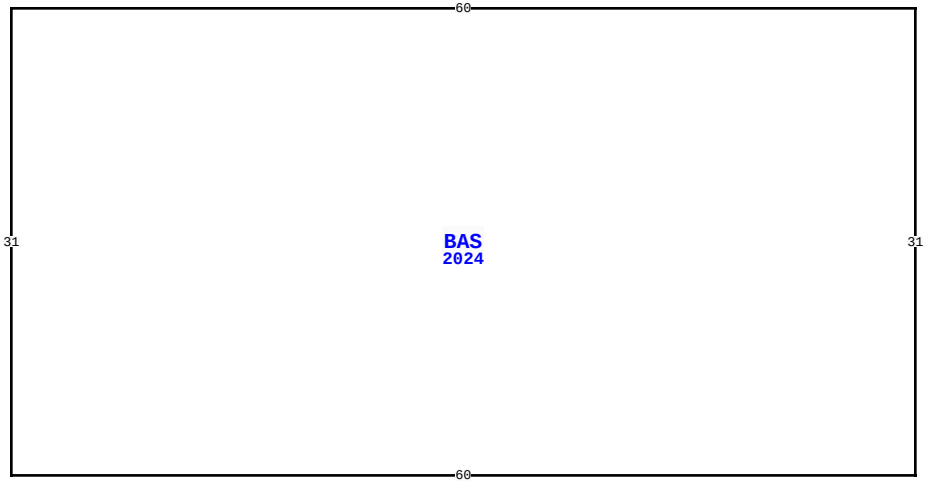
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,860	100	2024	1,860	205,408
TOTALS	1,860			1,860	205,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	115.0000	113.85	211,761	2023	2023	0	0	0	3.00	97.00

4 MANUF 3 100% - 2024 Heated Area: 1860 HX Base Yr 2023



608 SW BEAR LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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ASSESSED VALUE		431,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,949
TOTAL JUST VALUE		548,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,196

BLDG:1:1: CHAM MH (BENNY CARVER LIVES HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11723	M H	125	10/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2062	11/28/2022	LE	U	I	14	100
GRANTOR: ANDERSON CHARLES H II						
GRANTEE: ANDERSON CHARLES H						
1471/2167	7/22/2022	WD	Q	I	01	300,000
GRANTOR: GLENN THOMAS J						
GRANTEE: ANDERSON CHARLES HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,17] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS