

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

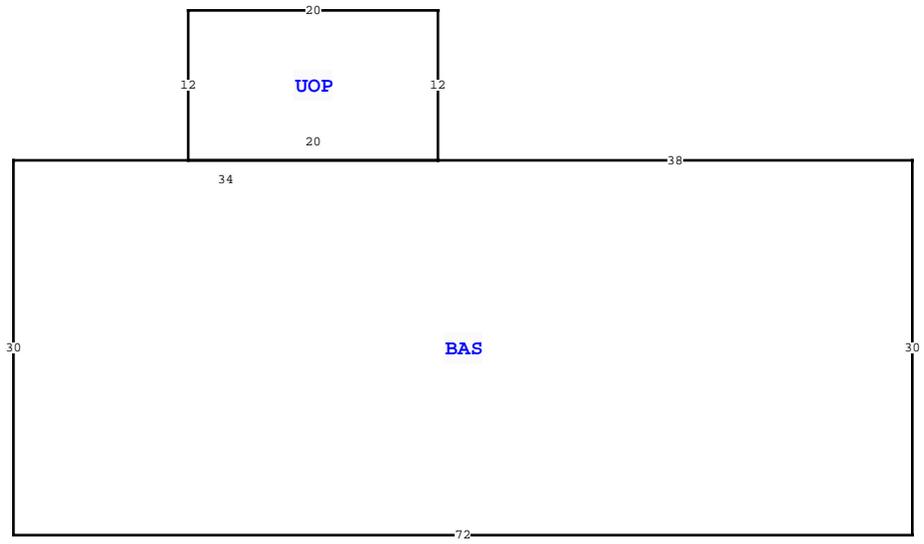
ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE
608 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	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
Architactual Units	01	CONV	100
		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
BAS	2,160	100	
UOP	240	25	
TOTALS	2,400		
			2,220 203,353

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	115.95	257,409	2009	2015	0	0	21.00	79.00	
3 MANUF 2 0% - 2023 Heated Area: 2160 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			421,210
TOTAL MARKET OB/XF VALUE			39,300
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			570,620
SOH/AGL Deduction			160,735
ASSESSED VALUE			409,885
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			358,474
TOTAL JUST VALUE			570,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,194
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2010
3	0030	BARN, MT	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2024
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024

TOTAL OB/XF												
39,300												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		00	0.00	0.00	9.01	AC		1.00
2	0200	C	MBL HM	0					1.00	AC		1.00

BUILDING NOTES						

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		00	0.00	0.00	9.01	AC		1.00
2	0200	C	MBL HM	0					1.00	AC		1.00

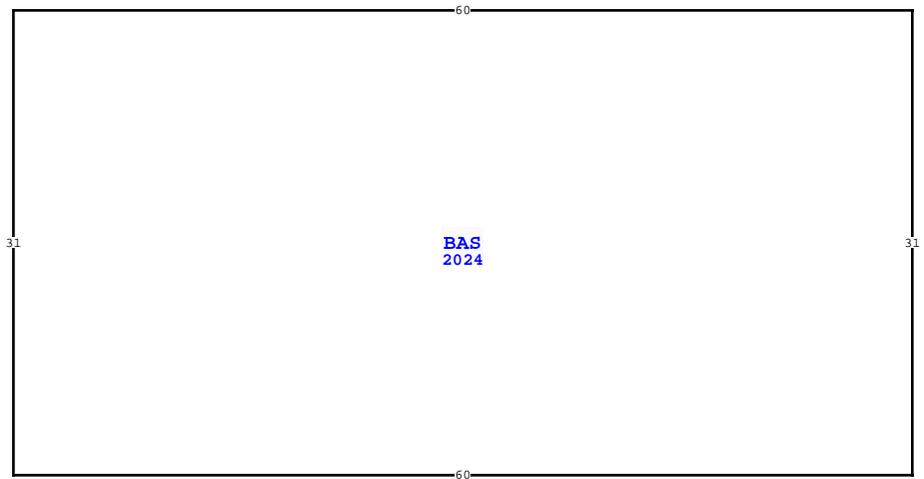
COMM NW COR, RUN S 1759.92 FT, E
 POB, CONT E ALONG R/W BEAR DEN R
 875.86 FT, W 497.46 FT, N 877.96

ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE
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 FORT WHITE, FL 32038

2026

12-7S-16-04184-010


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,860	100	2024
TOTALS	1,860		2024

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	120.75	224,595	2023	2023	0	0	3.00	97.00
4 MANUF 3 100% - 2024			Heated Area: 1860			HX Base Yr 2023					
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,860	100	2024	1,860	217,857						
TOTALS	1,860		2024	1,860	217,857						

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3
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ASSESSED VALUE				409,885	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				358,474	
TOTAL JUST VALUE				570,620	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				557,194	
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	I	14	100
GRANTOR: ANDERSON CHARLES H II						
GRANTEE: ANDERSON CHARLES H						
1471/2167	7/22/2022	WD Q	I	I	01	300,000
GRANTOR: GLENN THOMAS J						
GRANTEE: ANDERSON CHARLES HE						

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

BUILDING NOTES

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

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
0																								