

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

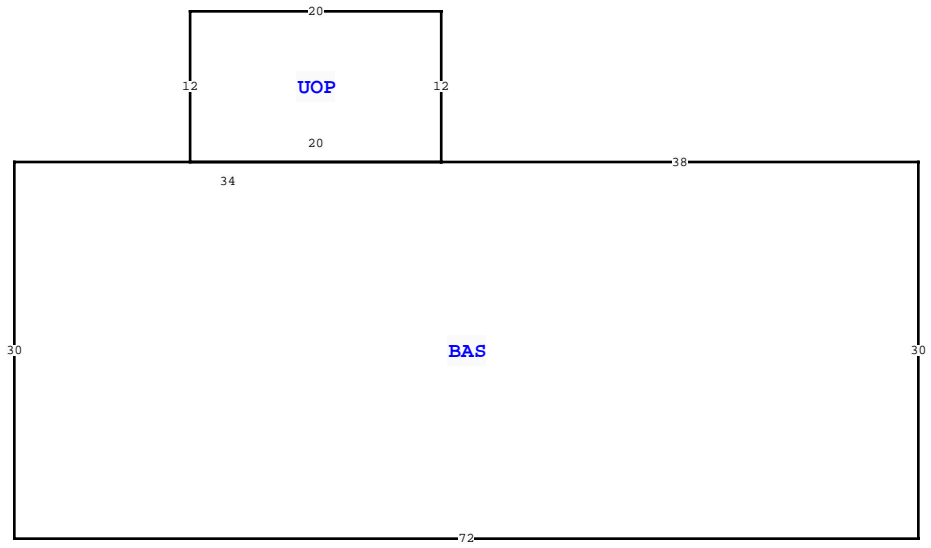
ANDERSON CHARLES HERBERT III/ANDERSON ELIZABETH JE  
608 SW BEAR LN  
FORT WHITE, FL 32038

**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 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
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	195,303

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	111.36	247,219	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			402,786
TOTAL MARKET OB/XF VALUE			39,300
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			552,196
SOH/AGL Deduction			142,311
ASSESSED VALUE			409,885
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			358,474
TOTAL JUST VALUE			552,196
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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00
3	0030	BARN, MT	0	100	0	0	1.00	UT	25,000.00	25,000.00
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF													
39,300													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

BUILDING NOTES									

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

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	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							

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

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 FORT WHITE, FL 32038

**2026**

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ELEMENT	CD		
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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	115.00	213,900	2023	2023	0	0	3.00	97.00	
4 MANUF 3			100% - 2024			Heated Area: 1860			HX Base Yr 2023			

BAS  
2024

COLUMBIA COUNTY PROPERTY			
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Tax Group: 3		Tax Dist:	
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ASSESSED VALUE		409,885	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		358,474	
TOTAL JUST VALUE		552,196	
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	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

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	