

COMM NW COR, RUN S 1759.92 FT,
E 1060.74 FT FOR POB, CONT E
414.95 FT, S 523.72 FT, W

BARKER DANIEL R/NELSON TAMI J
238 SW BEAR LANE
FORT WHITE, FL 32038

2026

12-7S-16-04184-011

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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,181	100	
TOTALS	3,181		292,161

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	- 2006	Heated Area: 3181		HX Base Yr 2006						
BLD DATE				LGL DATE	05/06/2026			MLU					
XF DATE				AG DATE									
INC DATE													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				292,161		
TOTAL MARKET OB/XF VALUE				9,726		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				366,887		
SOH/AGL Deduction				190,217		
ASSESSED VALUE				176,670		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				125,259		
TOTAL JUST VALUE				366,887		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				352,633		
XFOB: 3:1: FLEETWOOD MH						
SALE: 2:1: 5 AC @ \$2970/AC. MKT=\$2000.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
34593	M H	425	10/26/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/1071	5/29/2003	WD	U	I	09	80,400
GRANTOR: MARTINEAU						
GRANTEE: DANIEL R BARKER & T						
0842/1971	7/11/1997	WD	Q	I		56,500
GRANTOR: PERUYERO						
GRANTEE: MARTINEAU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W8 N15 W24 S15 W10 N15 W31 S15 W3 S31 E76 N31\$.						

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	0294	SHED WOOD/	0	100	14	14	1.00	UT	0.00	100	0	0	3	100	500	
2	0080	DECKING	0	100	6	8	1.00	UT	0.00	100	0	0	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	75	1996	1996	3	75	600	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,576	
TOTALS														9,726		

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							