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

2027

12-7S-16-04184-011

BUILDING CHARACTERISTICS

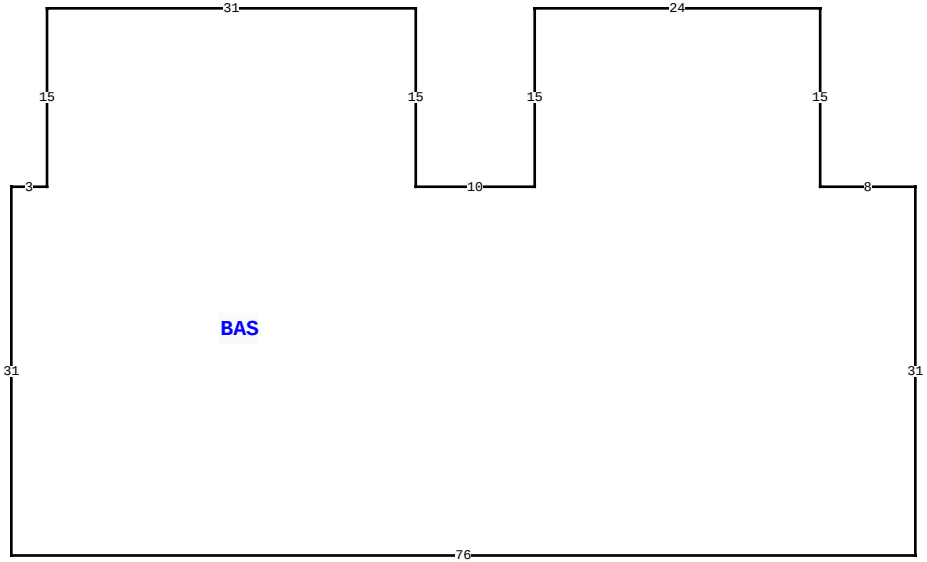
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100		3,181	283,049
TOTALS	3,181			3,181	283,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,181	113.9000	105.93	336,963	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 100% - 2006 Heated Area: 3181 HX Base Yr 2006



238 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	14	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0080	DECKING	0	100	6	8	1.00	UT	0.00	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	5.00	75	1996	1996	3	75	600	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,049
TOTAL MARKET OB/XF VALUE		9,726
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		357,775
SOH/AGL Deduction		175,129
ASSESSED VALUE		182,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,235
TOTAL JUST VALUE		357,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,822

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$.

LAND DESCRIPTION

TOTAL OB/XF 9,726

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		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							

REVIEW DATE 06/10/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS