

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		

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	
TOTALS	3,181				3,181						286,096		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			286,096
TOTAL MARKET OB/XF VALUE			9,726
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			360,822
SOH/AGL Deduction			184,152
ASSESSED VALUE			176,670
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,259
TOTAL JUST VALUE			360,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,633

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						

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	

TOTAL OB/XF														9,726			
238 SW BEAR LN, FORT WHITE																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
																05/06/2026	
																MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W8 N15 W24 S15 W10 N15 W31 S15 W3 S31 E76 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			
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										