

COMM NW COR, RUN S 1759.92 FT,
E 2463.79 FT FOR POB, CONT E
ALONG S R/W SW BEAR LN 496.09

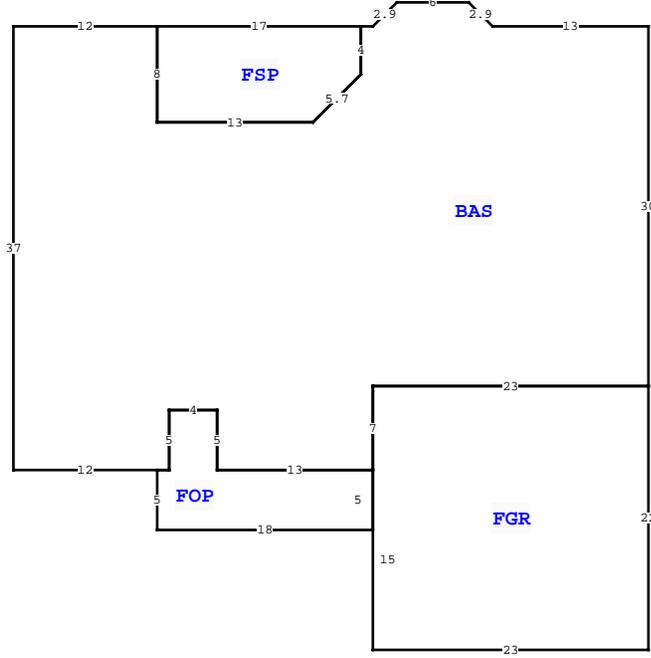
CASILLAS AMELIA
490 SW BEAR LN
FORT WHITE, FL 32038

2026

12-7S-16-04184-012
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,668	100	
FGR	506	55	
FOP	110	30	
FSP	128	40	
TOTALS	2,412		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,030	119.6738	136.43	276,953	2001	2001	0	0	24.00	76.00
2 SINGLE FAM 100% - 2019 Heated Area: 1668 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,484
TOTAL MARKET OB/XF VALUE			19,577
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			340,171
SOH/AGL Deduction			119,836
ASSESSED VALUE			220,335
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			168,924
TOTAL JUST VALUE			340,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,174
SALE:4:1: LOT 4 GLENN FARMS UNREC			
SALE:3:1: LOT 4 GLENN FARMS UNREC 1/2 INTEREST			
SALE:2:1: 1/2 INTEREST LOT 4 GLENN FARMS UNREC			
BLDG:1:1: CLAYTON MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17752	POOL	110	12/14/2000
17652	SFR	296	11/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1892	2/14/2018	WD	U	I	12	227,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMELIA CASILLAS						
1345/1894	9/25/2017	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2001
2	0280	POOL R/CON	0	100	14	336.00	UT	70.00	70.00	100	2001
3	0282	POOL ENCL	0	100	24	1,272.00	UT	15.00	15.00	100	2001
4	0166	CONC, PAVMT	0	100	17	391.00	UT	1.50	1.50	100	2001
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2010
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2010
7	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2010

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
1	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W13 U2 L2 W6 L2 D2 W1 FSP= W17 S8 E13 R4 U4 N4\$ S4 D4 L4 W13 N8 W12 S37 E12 FOP= S5 E18 N5 W13 N5 W4 S5 W1\$ E1 N5 E4 S5 E13 FGR= S15 E23 N22 W23 S7\$ N7 E23 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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC	1.00	1.00	1.00	11,000.00	11,000.00	110,110							