

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

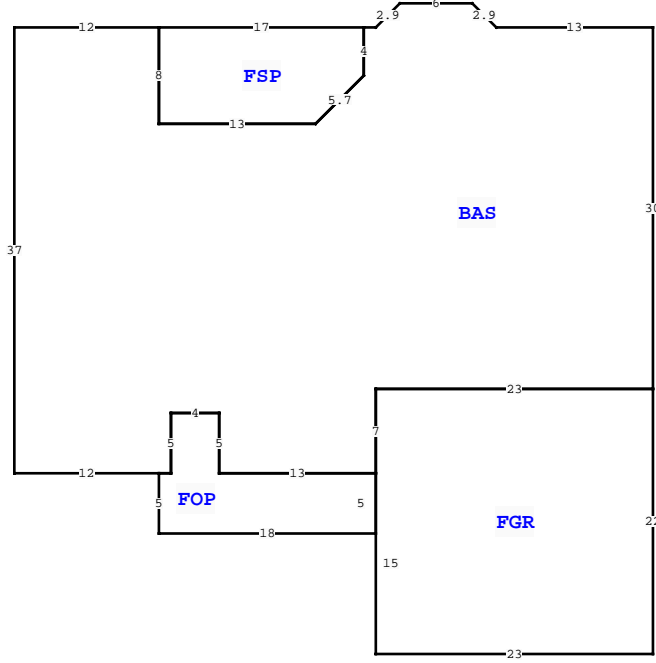
CASILLAS AMELIA  
490 SW BEAR LN  
FORT WHITE, FL 32038

**2026**

12-7S-16-04184-012  
VALUATION SUMMARY PAGE 1 of 1

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
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		206,782	
TOTAL MARKET OB/XF VALUE		19,577	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		336,469	
SOH/AGL Deduction		116,134	
ASSESSED VALUE		220,335	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		168,924	
TOTAL JUST VALUE		336,469	
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	0	1.00	UT	1,200.00	100	2001
2	0280	POOL R/CON	0	100	14	24	336.00	UT	70.00	100	2001
3	0282	POOL ENCL	0	100	24	53	1,272.00	UT	15.00	100	2001
4	0166	CONC, PAVMT	0	100	17	23	391.00	UT	1.50	100	2001
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2010

TOTAL OB/XF											
19,577											
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						
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											
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