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

2027

12-7S-16-04184-012

BUILDING CHARACTERISTICS

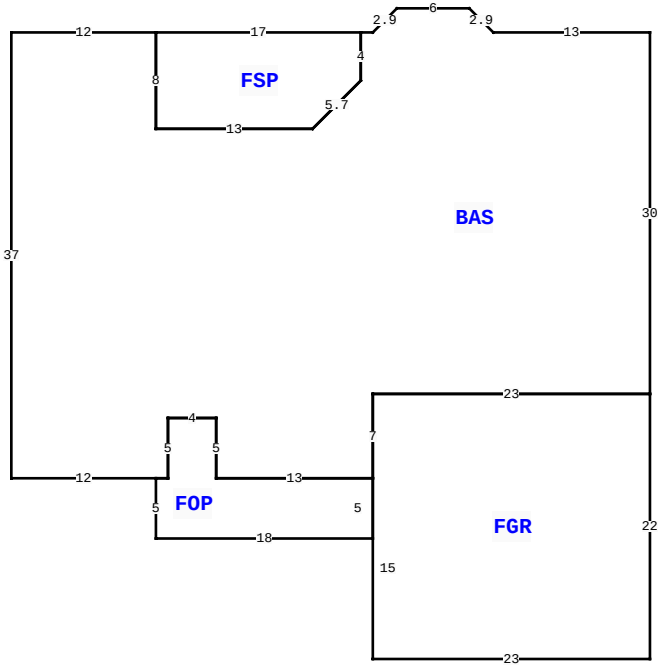
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100		1,668	166,878
FGR	506	55		278	27,813
FOP	110	30		33	3,301
FSP	128	40		51	5,103
TOTALS	2,412			2,030	203,094

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	131.64	267,229	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 2019 Heated Area: 1668 HX Base Yr 2019



490 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0280	POOL R/CON	0	100	14	24	336.00	UT	70.00	70.00	100	2001	2001	3	40	9,408	
3	0282	POOL ENCL	0	100	24	53	1,272.00	UT	15.00	15.00	100	2001	2001	3	40	7,632	
4	0166	CONC,PAVMT	0	100	17	23	391.00	UT	1.50	1.50	100	2001	2001	3	100	587	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,094
TOTAL MARKET OB/XF VALUE	19,577
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	332,781
SOH/AGL Deduction	105,836
ASSESSED VALUE	226,945
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	175,534
TOTAL JUST VALUE	332,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,469

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						

BUILDING NOTES

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 19,577

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	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							

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS