

LOT 11 BLOCK B TIMUQUA S/D.
622-422, 674-285, 684-200, 791-6

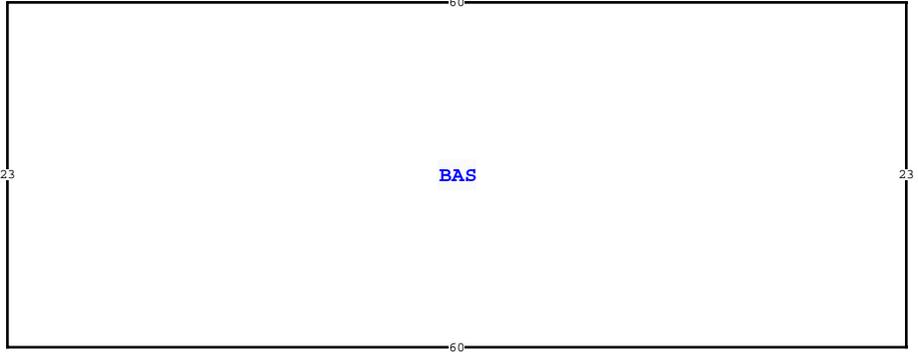
BROWN WILLIAM C
273 SW BEAR LN
FT WHITE, FL 32038

2026

12-7S-16-04184-121
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
TOTALS	1,380		1,380 35,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,380	102.6000	64.64	89,203	1986	1986	0	0	60.00	40.00
2 MOBILE HME 100% - 2008 Heated Area: 1380 HX Base Yr 2008											



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,681
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		109,141
SOH/AGL Deduction		57,821
ASSESSED VALUE		51,320
TOTAL EXEMPTION VALUE	HX HB SX WR	51,320
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,381

SALE:2:1: LOT 1 BLOCK B TIMUQUA.
SALE:1:1: LOT 11 BLOCK B TIMUQUA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28594	M H	375	05/25/2010
9102	M H	125	11/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1749	3/02/2024	LE U		I	14	100
GRANTOR: BROWN WILLIAM C (ENH)						
GRANTEE: BARNES ANGELA D						
1136/0396	11/13/2007	WD Q	V			53,200
GRANTOR: JERRY C MOORE						
GRANTEE: WILLIAM C & GABRIEL						

EXTRA FEATURES		273 SW BEAR LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0255	MBL HOME S	0.00
2	0294	SHED WOOD/	0.00
3	9945	Well/Sept	7,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S23 E60 N23\$.	

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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							