LOT 9 BLOCK C TIMUQUA S/D.

ORB 611-069.

SNOOK BRIAN D/SNOOK VICKIE L
433 SW BEAR LANE
FORT WHITE, FL 32038

2026

12-7S-16-04184-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

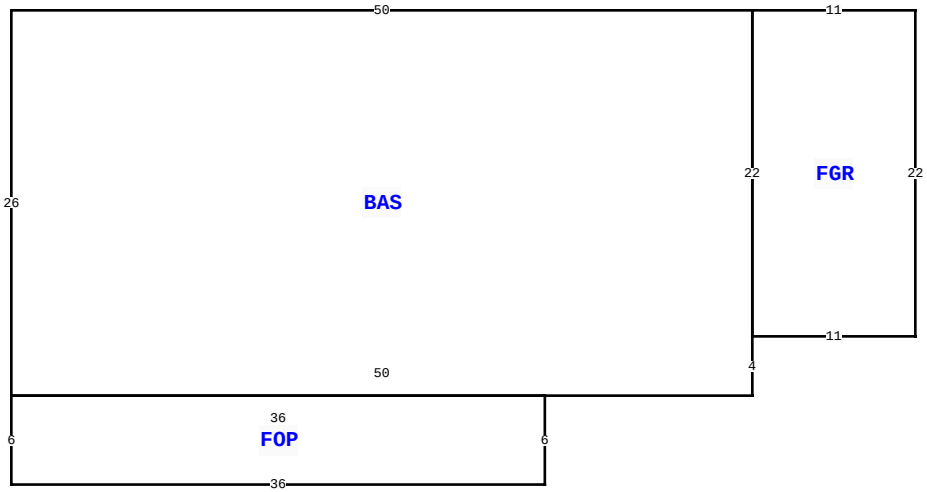
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	110,974
FGR	242	55		133	11,353
FOP	216	30		65	5,549
TOTALS	1,758			1,498	127,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	113.4540	129.34	193,751	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1300 HX Base Yr



433 SW BEAR LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,876
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		195,106
SOH/AGL Deduction		89,052
ASSESSED VALUE		106,054
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,643
TOTAL JUST VALUE		195,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0611/0069	12/01/1986	WD	Q	V		11,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S26 FOP= S6 E36 N6W36$ E50 N4 FGR= E11 N22 W11 S22$ N22$.

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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 06/30/2015 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 05/15/2026 BY SYS