

PART OF LOT 1 BLOCK B TIMUQUA S/
NE COR OF SAID LOT 1, W 288.60 F
E TO E LINE OF SAID LOT 1, N 283

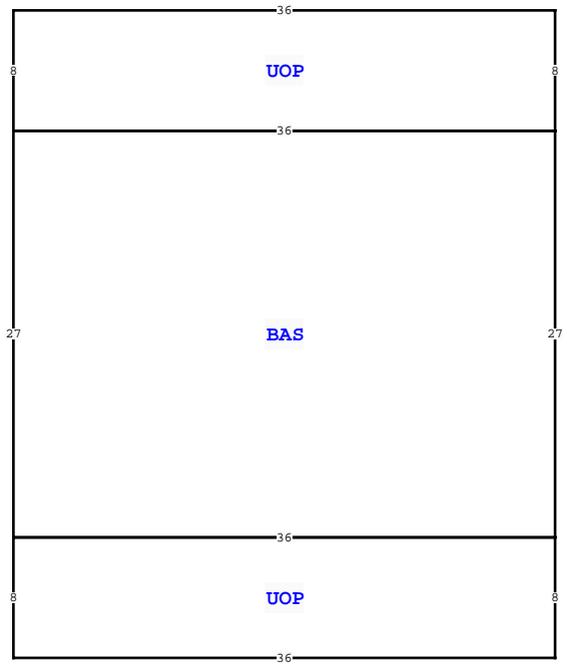
RYE BRYON/RYE MARGARET
471 SW TIMUQUA TER
FORT WHITE, FL 32038

2026

12-7S-16-04184-311

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
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	972	100	
UOP	288	25	
UOP	288	25	
TOTALS	1,548		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,116	113.9000	109.34	122,023	2011	2011	0	0	32.00	68.00		
1 MANUF 1 0% - 2023 Heated Area: 972 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,976
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			29,760
TOTAL MARKET VALUE			124,036
SOH/AGL Deduction			0
ASSESSED VALUE			124,036
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,036
TOTAL JUST VALUE			124,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1666	4/09/2025	LE U	U	I	14	100
GRANTOR: RYE BRYON (ENH LE)						
GRANTEE: RYE MATHEW (RMDR)						
1467/1795	5/26/2022	WD U	U	I	11	100
GRANTOR: RYE BRYON						
GRANTEE: RYE BRYON						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0190	FPLC PF	0 0	0 0	1.00	UT
2	0080	DECKING	0 0	0 0	1.00	UT
3	0296	SHED METAL	0 0	0 0	1.00	UT
4	0070	CARPORT UF	0 0	0 0	1.00	UT
5	0031	BARN,MT AE	0 0	30 40	1,200.00	UT

TOTAL OB/XF															
471 SW TIMUQUA TER, FORT WHITE															
L N	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 0	0 0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0080	DECKING	0 0	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
4	0070	CARPORT UF	0 0	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0031	BARN,MT AE	0 0	30 40	1,200.00	UT	9.00	9.00	75	2015	2015	3	75	8,100	
TOTALS														11,300	

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP= N8 W36 S8 E36\$ BAS= W36 S27 UOP= S8 E36 N8 W36\$ E36 N27\$.			

LAND DESCRIPTION																								
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	0		00	0.00	0.00	1.86	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,760							