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

2027

12-7S-16-04184-311

BUILDING CHARACTERISTICS

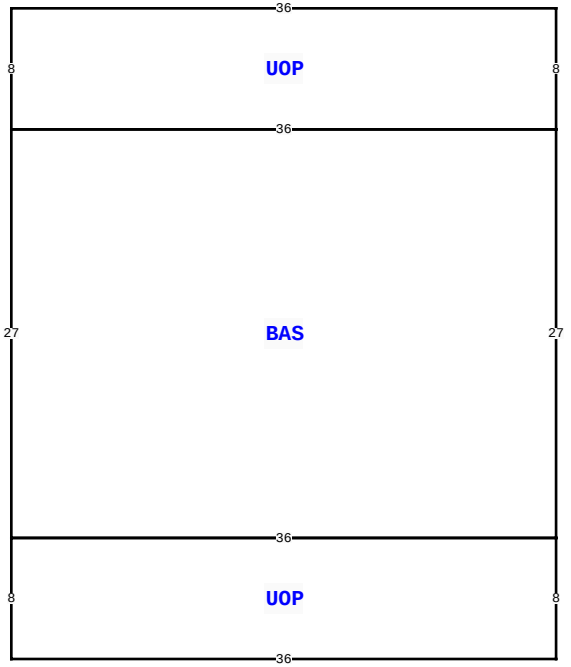
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100		972	70,016
UOP	288	25		72	5,186
UOP	288	25		72	5,186
TOTALS	1,548			1,116	80,388

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	105.93	118,218	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 0% - 2023 Heated Area: 972 HX Base Yr



471 SW TIMUQUA TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,388
TOTAL MARKET OB/XF VALUE	15,400
TOTAL LAND VALUE - MARKET	29,760
TOTAL MARKET VALUE	125,548
SOH/AGL Deduction	0
ASSESSED VALUE	125,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,548
TOTAL JUST VALUE	125,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,413

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	I	14	100
GRANTOR: RYE BRYON (ENH LE)						
GRANTEE: RYE MATHEW (RMDR)						
1467/1795	5/26/2022	WD	U	I	11	100
GRANTOR: RYE BRYON						
GRANTEE: RYE BRYON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W36 S8 E36$ BAS= W36 S27 UOP= S8 E36 N8 W36$ E36 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0031	BARN,MT AE	0	0	30	40	1,200.00	UT	9.00	9.00	75	2015	2015	3	75	8,100	
5	0252	LEAN-TO W/	0	0	15	30	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
6	0252	LEAN-TO W/	0	0	10	30	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
7	0296	SHED METAL	0	0	18	21	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,400

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	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							

REVIEW DATE 06/15/2026 BY NH Total Acres: 1.86 Total Land Value: 29,760 Market: 0 Agricultural: 0 Common: 29,760 PRINTED 11/17/2026 BY SYS