

A PART OF LOT 1 BLOCK B TIMUQA
 AT SE COR LOT 1, RUN W 207.53 FT
 207.53 FT, S 209.87 FT TO POB &

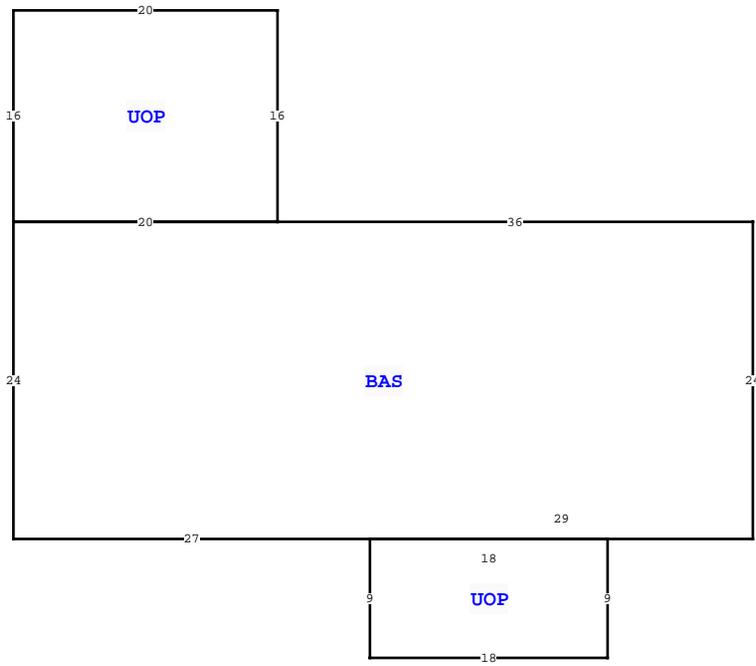
RYE JODY
 185 SW BEAR LN
 FORT WHITE, FL 32038

2026

12-7S-16-04184-312


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,344	100	
UOP	162	25	
UOP	320	25	
TOTALS	1,826		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2023									
				Heated Area: 1344				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,760
TOTAL MARKET OB/XF VALUE			9,140
TOTAL LAND VALUE - MARKET			20,520
TOTAL MARKET VALUE			72,420
SOH/AGL Deduction			19,602
ASSESSED VALUE			52,818
TOTAL EXEMPTION VALUE	HX HB DX	32,818	
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			72,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1594	11/21/2022	WD	U	I	11	100
GRANTOR: RYE BRYON						
GRANTEE: RYE JODY						
1467/1797	5/26/2022	WD	U	V	11	100
GRANTOR: RYE BRYON						
GRANTEE: RYE JODY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/08/2026			MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 UOP= N16 W20 S16 E20\$ W20 S24 E27 UOP= S9 E18 N9 W18\$ E29 N24\$.									

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.14	AC		1.00	1.00	1.00	18,000.00	18,000.00	2,520							