A PART OF LOT 1 BLOCK B TIMUQUA
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

2027

12-7S-16-04184-312

BUILDING CHARACTERISTICS

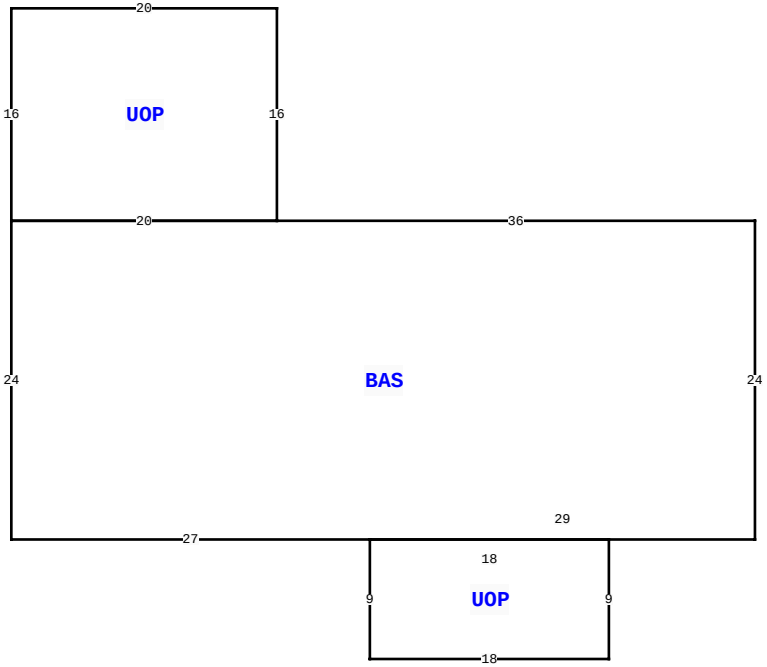
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,385
UOP	162	25		40	1,113
UOP	320	25		80	2,225
TOTALS	1,826			1,464	40,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	115.9000	69.54	101,807	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1344 HX Base Yr 2023



185 SW BEAR LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,723
TOTAL MARKET OB/XF VALUE	9,140
TOTAL LAND VALUE - MARKET	20,520
TOTAL MARKET VALUE	70,383
SOH/AGL Deduction	15,980
ASSESSED VALUE	54,403
TOTAL EXEMPTION VALUE	HX HB DX 34,403
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	70,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,383

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	2015	2015	3	100	1,200	
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	100	1999	1999	3	100	840	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,140

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	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							

REVIEW DATE 06/15/2026 BY NH Total Acres: 1.14 Total Land Value: 20,520 Market: 0 Agricultural: 0 Common: 20,520 PRINTED 11/17/2026 BY SYS