

BEG AT SW COR OF SAID LOT 1  
 BLOCK B TIMUQUA S/D AND RUN  
 E 207.44 FT, N 210.00 FT,

RYE DANIEL JAMES  
 127 SW BEAR LN  
 FORT WHITE, FL 32038

2026

12-7S-16-04184-313



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		1.5	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
BAS	1,456	100	
TOTALS	1,456		42,160

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%	- 2026								
				Heated Area: 1456			HX Base Yr	2026			

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,160
TOTAL MARKET OB/XF VALUE			5,550
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			65,710
SOH/AGL Deduction			0
ASSESSED VALUE			65,710
TOTAL EXEMPTION VALUE	HX HB DX		45,710
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			65,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,701

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0961	3/06/2020	QC	U	I	11	100
GRANTOR: BRYON RYE						
GRANTEE: DANIEL JAMES RYE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2010
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2010
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2010

TOTAL OB/XF											
5,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S28 E52 N28\$.											

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	% 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							