

BEG NW COR OF LOT 1 TIMUQUA S/D,
283.16 FT, W 155.20 FT TO E R/W
TER, N 283.16 FT TO POB.

RYE MATHEW/RYE KRISTEN
471 SW TIMUQUA TER
FORT WHITE, FL 32038

2026

12-7S-16-04184-314

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	00	N/A	100
Stories	1.	1.	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	1,296	100	2024
TOTALS	1,296		1,296
			69,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2024	Heated Area: 1296		HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>											
TOTALS	1,296		1,296	69,156							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,156
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			90,336
SOH/AGL Deduction			571
ASSESSED VALUE			89,765
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			89,765
TOTAL JUST VALUE			90,336
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045376	Mobile Home		09/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1793	5/26/2022	WD	U	V	11	100

GRANTOR: RYE BRYON
GRANTEE: RYE MATHEW

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=22,17] E48 S27 W48 N27 \$											

EXTRA FEATURES															
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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100	2024	2023	100	3,000	

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	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							