LOT 5 & S1/2 OF LOT 6 UNIT 3 THR ESTATES.

BECKHAM EDWARD F/TULIAO RICHELLIEU ROUCHELLE
701 NW 39TH RD
GAINESVILLE, FL 32607

2026

00-00-00-00590-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

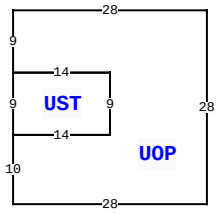
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03	1.00/

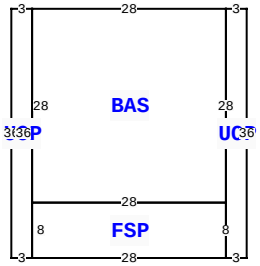
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	102,373
FSP	224	40		90	11,752
UOP	108	20		22	2,873
UOP	108	20		22	2,873
UOP	658	20		132	17,236
UST	126	45		57	7,443
TOTALS	2,008			1,107	144,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,107	131.7330	160.71	177,906	1981	2010	0	0	0	18.75	81.25

1 SFR PILING 0% - 2025 Heated Area: 784 HX Base Yr





908 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,549
TOTAL MARKET OB/XF VALUE	1,764
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	258,813
SOH/AGL Deduction	0
ASSESSED VALUE	258,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,813
TOTAL JUST VALUE	258,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2508	9/04/2024	WD	Q	I	01	360,000
GRANTOR: HUMPHRIES CHRISTOPHER						
GRANTEE: BECKHAM EDWARD F						
1372/0544	11/05/2018	WD	U	I	35	198,000
GRANTOR: UNIVERSITY OF FLORIDA						
GRANTEE: CHRISTOPHER C & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S28 E28 N28 $
UOP=[ORIG=0,-30] N28 W28 S9 E14 S9 W14 S10 E28 $
FSP=[ORIG=-28,28] S8 E28 N8 W28 $
UST=[ORIG=-28,-49] S9 E14 N9 W14 $
UOP=[ORIG=-28,0] W3 S36 E3 N36 $
UOP=[ORIG=0,28] S8 E3 N36 W3 S28 $
.

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	2016	2016	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0166	CONC,PAVMT	0	0	14	13	182.00	UT	2.00	2.00	100	2016	2016	3	100	364	

LAND DESCRIPTION

TOTAL OB/XF 1,764

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							
2	0000	C	VAC RES	0			0.00	0.00	50.00	FF		1.00	1.00	1.00	750.00	750.00	37,500							

REVIEW DATE 01/23/2025 BY TP Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 11/20/2025 BY SYS