COMM AT SE COR OF NE1/4 OF NW1/4
FT FOR POB, CONT N 100.23 FT, W
100.80 FT, E 432.95 FT TO POB.

GAGE INDIGO S
176 SW BETHLEHEM AVE
FORT WHITE, FL 32038

**2026**

**05-7S-17-09907-009**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

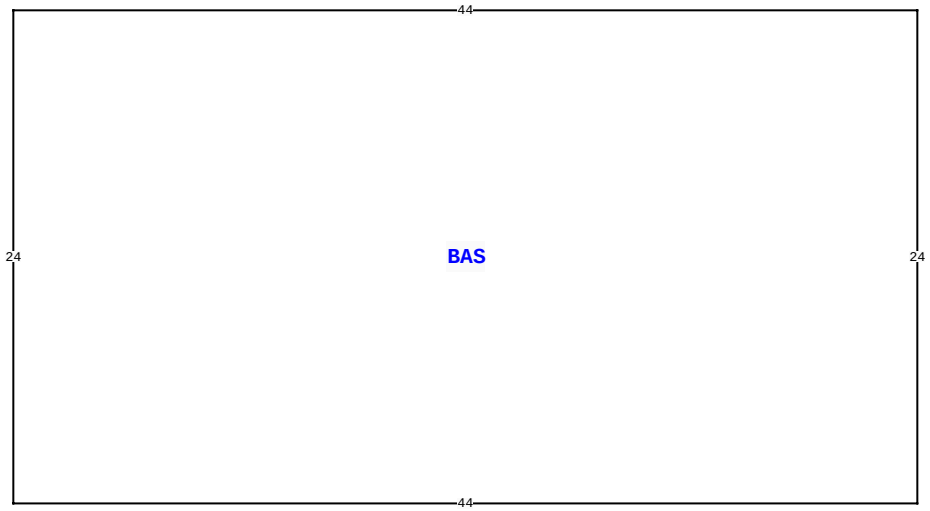
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 5717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | | 1,056 | 84,530 |
| TOTALS | 1,056 | | | 1,056 | 84,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,056 | 109.9560 | 123.15 | 130,046 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1056 HX Base Yr




176 SW BETHLEHEM AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 84,530 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 13,726 |
| TOTAL MARKET VALUE | 98,256 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 98,256 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 98,256 |
| TOTAL JUST VALUE | 98,256 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 98,256 |

SALE:2:1: AMENDED CERT OF TITLE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042531 | Roof Replacement | 5,500 | 08/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1439/1221 | 5/25/2021 | WD | Q | I | 01 | 80,000 |
| GRANTOR: SCHULZE JESSE | | | | | | |
| GRANTEE: GAGE INDIGO S | | | | | | |
| 1095/0564 | 9/05/2006 | WD | Q | I | | 100,000 |
| GRANTOR: PHILLIS & LARRY O'STE | | | | | | |
| GRANTEE: JESSE & TARA SCHULZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 0.86 | AC | | 1.00 | 1.00 | 1.14 | 14,000.00 | 15,960.00 | 13,726 | | | | | | | |

REVIEW DATE 11/13/2017 BY BC Total Acres: 0.86 Total Land Value: 13,726 Market: 0 Agricultural: 0 Common: 13,726 PRINTED 10/03/2025 BY SYS