WEST 660 FT OF THE FOLLOWING: CO
NE1/4 OF SW1/4, N 242.78 FT FOR
FT, S 44.81 FT, W 1041.26 FT, N

NELSON EMILY ANN
672 SW BETHLEHEM AVE
FORT WHITE, FL 32038

2025

05-7S-17-09909-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

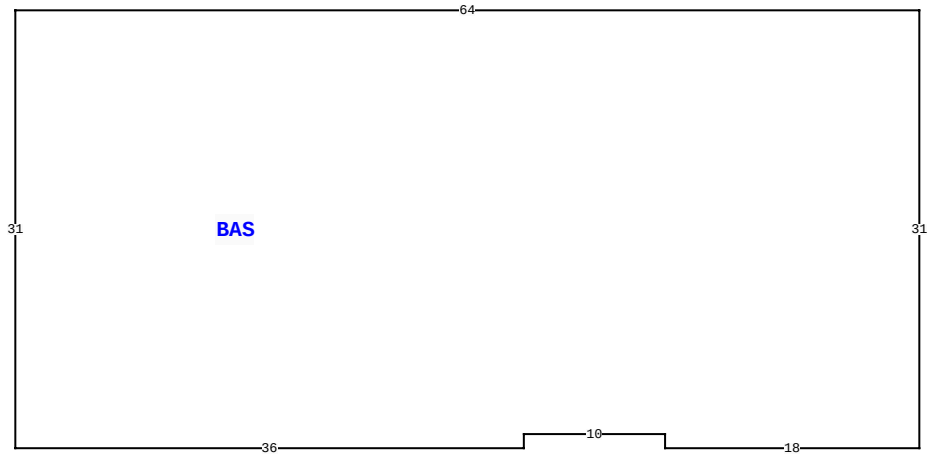
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	116,246
TOTALS	1,974			1,974	116,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,974	113.9000	107.07	211,356	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2005 Heated Area: 1974 HX Base Yr 2005



672 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		116,246
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		94,050
TOTAL MARKET VALUE		220,496
SOH/AGL Deduction		107,914
ASSESSED VALUE		112,582
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		6,860
TOTAL JUST VALUE		220,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1670	6/16/2025	WD	Q	I	01	210,000
GRANTOR: BAKER HELEN M						
GRANTEE: NELSON EMILY ANN						
1014/1569	11/03/2003	WD	Q	V	06	35,000
GRANTOR: RANDALL C SR & MARVA						
GRANTEE: HELEN M & JAMES R B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E36 N1 E10 S1 E18 N31$.

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	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100			0.00	0.00	8.90	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,550							

REVIEW DATE 07/15/2025 BY TP Total Acres: 9.90 Total Land Value: 94,050 Market: 0 Agricultural: 0 Common: 94,050 PRINTED 08/04/2025 BY SYS