2 AC IN NE COR OF SE1/4 OF NW1/4
293-568, DC 1157-2558, LE 1157-2

MAHN CAMERON
266 SW BETHLEHEM AVE
FORT WHITE, FL 32038

2025

05-7S-17-09915-000

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	13	LAM/VNLPLK 100
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

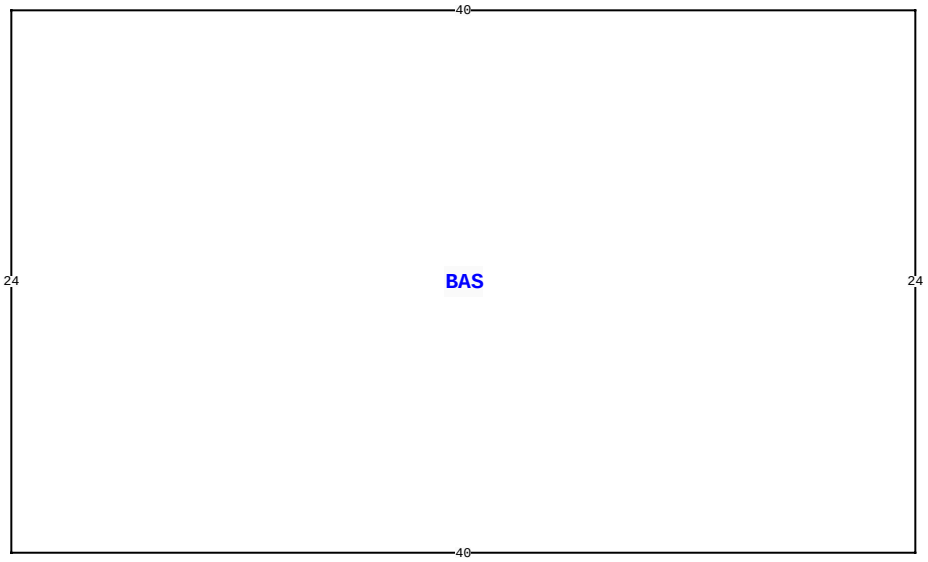
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	83,459
TOTALS	960			960	83,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	960	114.0000	93.48	89,741	1985	2020	0	0	0	7.00	93.00

2 MANUF 1 100% - 2023 Heated Area: 960 HX Base Yr 2023



266 SW BETHLEHEM AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		111,459
SOH/AGL Deduction		17,129
ASSESSED VALUE		94,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,608
TOTAL JUST VALUE		111,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,976

LAND:1:1: 2 AC'S TOTAL:1 AC AE/Y: 1 AC AE/N FOR H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044570	Roof Replacement	6,000	05/31/2022
10325	M H	125	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2682	9/28/2022	WD	U	I	41	150,000
GRANTOR: ROI INVENSTMENT ADVIS						
GRANTEE: MAHN CAMERON						
1465/635	4/25/2022	WD	U	I	37	30,000
GRANTOR: GAINEY JERIENE J						
GRANTEE: ROI INVENSTMENT ADV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0000	C	VAC RES	100		A-1	420.00	210.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 01/12/2023 BY CP Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/12/2025 BY SYS