

CASON BRYAN D
609 SW BETHLEHEM AVE
FT WHITE, FL 32038

05-7S-17-09917-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION																				PAGE 1 of 1																													
ELEMENT	CD	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group:	Tax Dist:	STANDARD																			
Exterior Wall	31	VINYL SID 100														0200	02	1,296	115.5000	94.71	122,744	2013	2013	0	0	0	26.00	74.00																					
Exterior Wall	00	N/A 0														1	MANUF	1	100% - 2023		Heated Area: 1248					HX Base Yr	2023																						
RooF Structur	03	GABLE/HIP 100																																															
RooF Cover	12	MODULAR MT 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	08	SHT VINYL 50																																															
Interior Floo	14	CARPET 50																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	01	NONE 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																																															
NEIGHBORHOOD/LOC	5717.00	1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,248	100		1,248	87,467																																												
UOP	192	25	2023	48	3,364																																												
TOTALS	1,440			1,296	90,831																																												
EXTRA FEATURES										609 SW BETHLEHEM AVE, FORT WHITE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/07/2025 MLU									
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	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																			
2	0040	BARN, POLE	0 100	36 32	1.00	UT	11,520.00	11,520.00	100	2023	2022		100	11,520																																			
LAND DESCRIPTION										TOTAL OB/XF										18,520																													
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	13,300																																
2	5600	A	TIMBER 3	100					4.97	AC		1.00	1.00	1.00	281.00	281.00	1,397																																
3	9910	M	MKT. VAL. AG	100					4.97	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,700																																
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