

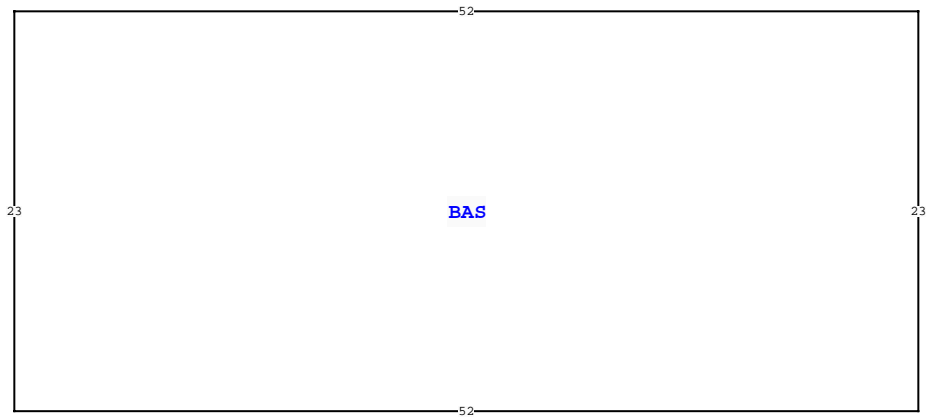
COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT, W 2633.54 F
CONT W 650.03 FT, S 671.46 FT, E

KNAUS ROBERT M/GLUCKSMANN CATHERINE ANN
226 SW BEEHIVE CT
FORT WHITE, FL 32038

2026

07-6S-17-09621-206


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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	7617.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,196	100	
TOTALS	1,196		91,586

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2023									
				Heated Area: 1196				HX Base Yr	2023			
												
BLD DATE						LGL DATE	04/07/2025 MLU					
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			91,586
TOTAL MARKET OB/XF VALUE			9,720
TOTAL LAND VALUE - MARKET			95,190
TOTAL MARKET VALUE			196,496
SOH/AGL Deduction			9,567
ASSESSED VALUE			186,929
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			136,207
TOTAL JUST VALUE			196,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1894	11/23/2022	WD	Q	I	01	187,000
GRANTOR: ARAGON GUADALUPE						
GRANTEE: KNAUS ROBERT M						
1428/649	1/15/2021	WD	Q	I	01	112,500
GRANTOR: MCRAE YVONNE H FKA YV						
GRANTEE: ARAGON GUADALUPE						

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
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2001	2001
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	50	2001	2001
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		
4	0294	SHED WOOD/	0	100	11	30	UT	4.00	4.00	100	2001	2001

TOTAL OB/XF												
9,720												
226 SW BEEHIVE CT, FORT WHITE												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S23 E52 N23\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100			0.00	0.00	10.02	AC		1.00
TOTAL ADJ 1.00												
UNIT PRICE 9,500.00												
ADJ UNIT PRICE 9,500.00												
LAND VALUE 95,190												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSVR												