THE S 13.33 AC OF N1/2 OF SW1/4
ORB 850-481, 853-1255 THRU 1259,

HENNINGER BRIAN SCOTT/HENNINGER VIRGINIA CORONA
1331 SW BETHLEHAM AVE
FT WHITE, FL 32038

2026

08-7S-17-09954-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

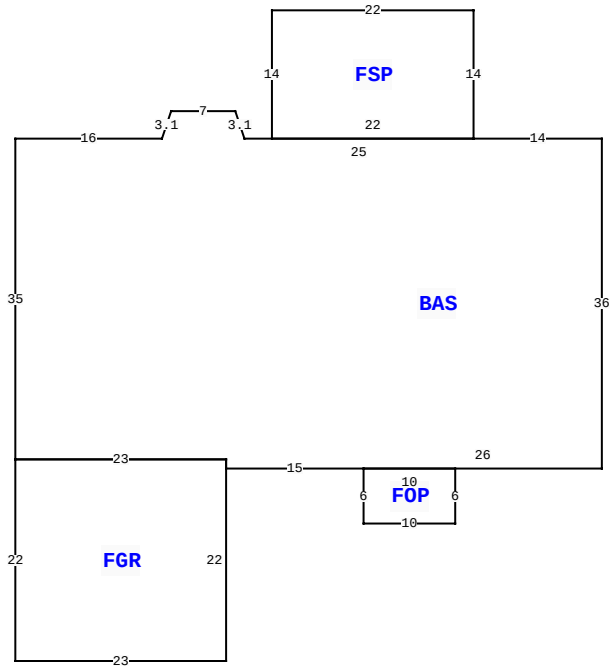
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100		2,305	216,661
FGR	506	55		278	26,131
FOP	60	30		18	1,692
FSP	308	40		123	11,562
TOTALS	3,179			2,724	256,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	115.7625	129.65	353,167	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2019 Heated Area: 2305 HX Base Yr 2019



1331 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,046
TOTAL MARKET OB/XF VALUE		20,360
TOTAL LAND VALUE - MARKET		119,970
TOTAL MARKET VALUE		396,376
SOH/AGL Deduction		124,504
ASSESSED VALUE		271,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,150
TOTAL JUST VALUE		396,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20185	SFR	403	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/2713	5/11/2018	WD	Q	I	01	347,000
GRANTOR: LOUREDS C RODRIGUEZ						
GRANTEE: BRIAN SCOTT & VIRGI						
1051/1517	7/11/2005	WD	Q	I		288,500
GRANTOR: HOLMBERG						
GRANTEE: RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N14 W22 S14 E22$ W25 L1 U3 W7 D3 L1 W16 S35 FGR= S22 E23 N22 W23$ E23 S1 E15 FOP= S6 E10 N6 W10$ E26 N36$.

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	0166	CONC,PAVMT	0	100	0	0	758.00	UT	2.00	2.00	100	2003	2003	3	100	1,516	
2	0020	BARN,FR	0	100	42	48	2,016.00	UT	10.00	10.00	70	2013	2013	3	70	14,112	
3	0260	PAVEMENT-A	0	100	0	0	5,200.00	UT	1.30	1.30	70	2013	2013	3	70	4,732	

LAND DESCRIPTION

TOTAL OB/XF 20,360

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	0100	C	SFR	100		A-1	0.00	0.00	7.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	65,970							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

REVIEW DATE 11/16/2017 BY DF Total Acres: 13.33 Total Land Value: 119,970 Market: 0 Agricultural: 0 Common: 119,970 PRINTED 11/07/2025 BY SYS