

COMM SW COR OF SW1/4 OF NE1/4, R  
W LINE OF SW1/4 OF SE1/4 ALSO BE  
OF BETHLEHEM CHURCH RD 377.36 FT

PHILLIPS WILLIAM A III  
26300 SW 197TH AVE  
HOMESTEAD, FL 33031

2026

05-7S-17-09899-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 65,130 <b>TOTAL MARKET VALUE</b> 72,130 <b>SOH/AGL Deduction</b> 9,320 <b>ASSESSED VALUE</b> 62,810 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 62,810 <b>TOTAL JUST VALUE</b> 72,130 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 57,100																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000045246      Electrical Servic      0      08/22/2022 20699      M H      125      05/15/2003																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1472/2302</td> <td>8/05/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>80,000</td> </tr> </tbody> </table> GRANTOR: TRUESDALE RALPH GRANTEE: PHILLIPS WILLIAM A 1389/1289      7/18/2019      WD      Q      I      01      31,500 GRANTOR: ALBERT & FLORIDE JOSE GRANTEE: RALPH TRUESDALE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1472/2302	8/05/2022	WD	Q	V	01	80,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1472/2302	8/05/2022	WD	Q	V	01	80,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										359 SW BETHLEHEM AVE, FORT WHITE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026      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	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000																												
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130																										
<b>REVIEW DATE</b> 09/26/2022 <b>BY</b> ME      Total Acres: 5.01      Total Land Value: 65,130      Market: 0      Agricultural: 0      Common: 65,130 <b>PRINTED 05/12/2026 BY SYS</b>																																											