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

2027

05-7S-17-09899-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

359 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	72,130
SOH/AGL Deduction	3,039
ASSESSED VALUE	69,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,091
TOTAL JUST VALUE	72,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045246	Electrical Servic	0	08/22/2022
20699	M H	125	05/15/2003

SALES DATA

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
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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 09/26/2022 BY ME Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS