

WEST 660 FT OF THE FOLLOWING: CO
 NE1/4 OF SW1/4, N 242.78 FT FOR
 FT, S 44.81 FT, W 1041.26 FT, N

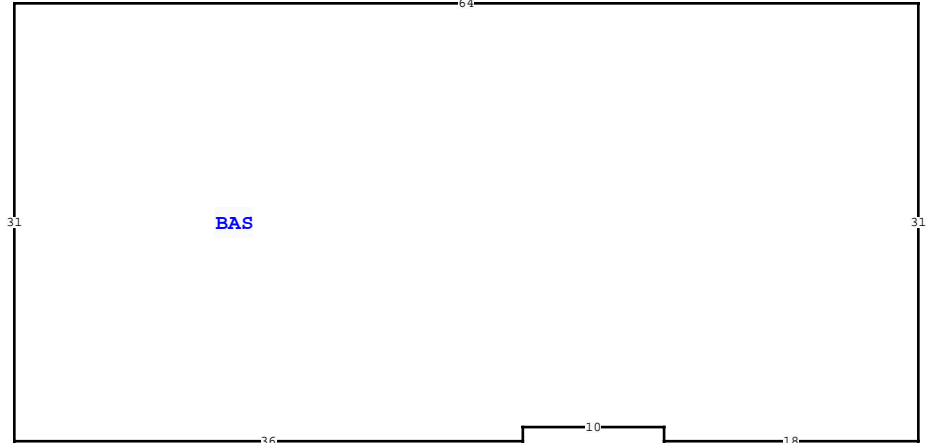
NELSON EMILY ANN
 672 SW BETHLEHEM AVE
 FORT WHITE, FL 32038

2026

05-7S-17-09909-011


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 08 | SHT VINYL | 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 | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 5717.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,974 | 100 | |
| TOTALS | 1,974 | | 1,974 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----|-----------------|------|----|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 1 | MANUF | 1 | 100% | - 2005 | Heated Area: 1974 | | | HX Base Yr 2005 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 74,075 |
| TOTAL MARKET OB/XF VALUE | | | 10,600 |
| TOTAL LAND VALUE - MARKET | | | 94,050 |
| TOTAL MARKET VALUE | | | 178,725 |
| SOH/AGL Deduction | | | 83,504 |
| ASSESSED VALUE | | | 95,221 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | | 95,221 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 178,725 |
| NCON VALUE | | | 1,205 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 220,496 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000054047 | Right-of-Way Acce | | 09/12/2025 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1542/1670 | 6/16/2025 | WD | Q | I | 01 | 210,000 |
| GRANTOR: BAKER HELEN M | | | | | | |
| GRANTEE: NELSON EMILY ANN | | | | | | |
| 1014/1569 | 11/03/2003 | WD | Q | V | 06 | 35,000 |
| GRANTOR: RANDALL C SR & MARVA | | | | | | |
| GRANTEE: HELEN M & JAMES R B | | | | | | |

| 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 | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT 800.00 | 100 | 2026 | 2025 | | 100 | 800 | |
| 7 | 0080 | DECKING | 0 | 100 | 0 | 0 | | 1.00 | UT 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

| | | | | | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 672 SW BETHLEHEM AVE, FORT WHITE | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | XF DATE | | LAND DATE | 04/07/2025 |
| | | | | | | | | | | | | INC DATE | | AG DATE | MLU |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

| BUILDING DIMENSIONS | | | |
|---------------------------------------|--|--|--|
| BAS= W64 S31 E36 N1 E10 S1 E18 N31\$. | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 10,600 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 8.90 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 84,550 | | | | | | | | | | | |