

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

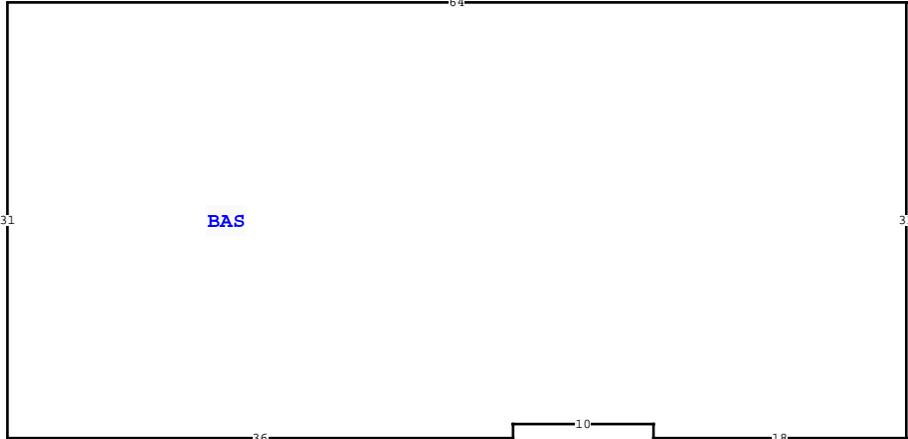
**2026**

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%	- 2026	Heated Area: 1974			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
ASSESSED VALUE			178,725
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,314
TOTAL JUST VALUE			178,725
NCON VALUE			1,205
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,496

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1542/1670	6/16/2025	WD Q	I 01
GRANTOR: BAKER HELEN M			
GRANTEE: NELSON EMILY ANN			
1014/1569	11/03/2003	WD Q	V 06
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
1	0262	PRCH,FOP	0	100	0	0	UT	0.00	0.00	100	2013	2013
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2013	2013
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		
5	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	2013	2013
6	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2026	2025
7	0080	DECKING	0	100	0	0	UT	1,000.00	1,000.00	100	2026	2025

TOTAL OB/XF												
10,600												

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		00	0.00	0.00	1.00	AC		1.00
2	0000	C	VAC RES	100			0.00	0.00	8.90	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	9,500.00	9,500.00	9,500							
1.00	9,500.00	9,500.00	84,550							

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