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

2027

05-7S-17-09909-011

BUILDING CHARACTERISTICS

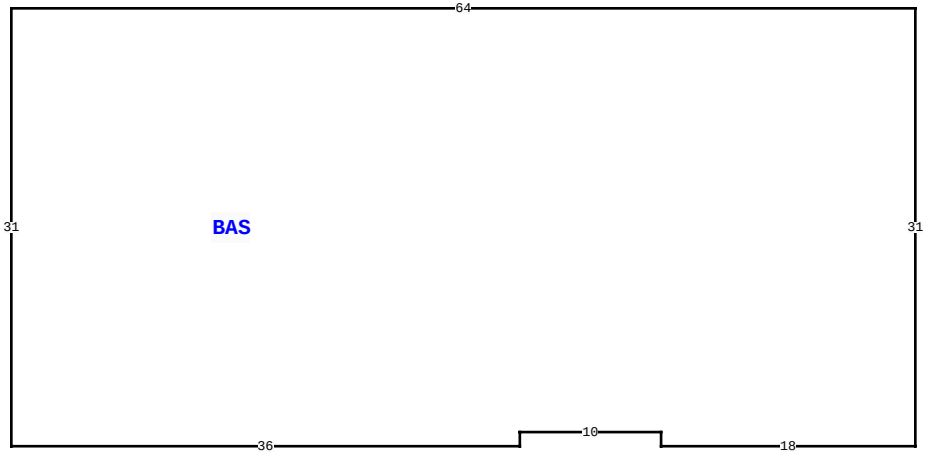
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	72,272
TOTALS	1,974			1,974	72,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,974	101.7000	81.36	160,605	2004	2004	0	0	10	45.00	45.00

1 MANUF 1 100% - 2026 Heated Area: 1974 HX Base Yr 2026



672 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	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,272
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		108,900
TOTAL MARKET VALUE		191,772
SOH/AGL Deduction		0
ASSESSED VALUE		191,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,361
TOTAL JUST VALUE		191,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055372	Storage Building	10,500	03/30/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E36 N1 E10 S1 E18 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100			0.00	0.00	8.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	97,900							

REVIEW DATE 07/15/2025 BY TP Total Acres: 9.90 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 11/17/2026 BY SYS