COMM SW COR OF NW1/4 OF SE1/4, R
FOR POB, CONT N 51.33 FT, W 27.8
R/W BETHLEHEM CHURCH RD, N 330.3

COLLAZO TIFFANY LYNN
623 SW BETHLEHEM AVE
FORT WHITE, FL 32038

# 2027

05-7S-17-09917-002

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 02

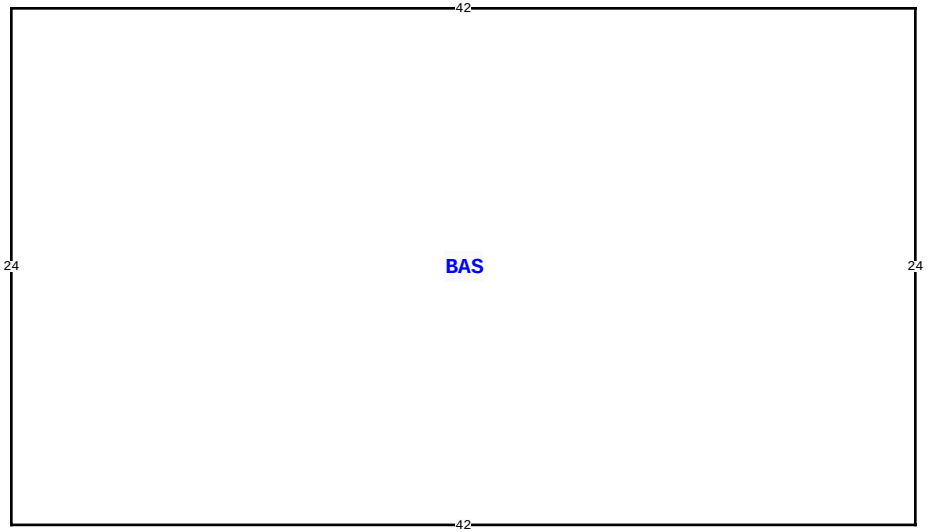
NEIGHBORHOOD/LOC 5717.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | | 1,008 | 58,212 |
| TOTALS | 1,008 | | | 1,008 | 58,212 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,008 | 112.9000 | 105.00 | 105,840 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 100% - 2025 Heated Area: 1008 HX Base Yr 2025




623 SW BETHLEHEM AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | 10/06/1998 MO | LGL DATE | |
| XF DATE | 10/06/1998 MO | 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 400 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 58,212 |
| TOTAL MARKET OB/XF VALUE | | 10,300 |
| TOTAL LAND VALUE - MARKET | | 82,800 |
| TOTAL MARKET VALUE | | 151,312 |
| SOH/AGL Deduction | | 5,188 |
| ASSESSED VALUE | | 146,124 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 94,713 |
| TOTAL JUST VALUE | | 151,312 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 151,938 |

SALE:2:1: 11.41 ACRES - AG DID NOT SHOW DOWN PAYME

SALE:1:1: ADDING OTHER FAMILY TO OWNERSHIP

BLDG:1:1: SPRI MH (IRA COPELAND JR LIVES HERE)

XFOB:1:1: SPRI MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21331 | M H | 250 | 12/09/2003 |
| 14544 | M H | 125 | 09/23/1998 |
| 9321 | M H | 100 | 02/02/1995 |
| 7239 | M H | 60 | 06/07/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/1189 | 1/17/2024 | WD | U | I | 11 | 100 |
| GRANTOR: GROSSO GINA C | | | | | | |
| GRANTEE: COLLAZO TIFFANY LYN | | | | | | |
| 1466/1380 | 5/11/2022 | QC | U | I | 11 | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 S24 E42 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 10,300

| 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 | | A-1 | 0.00 | 0.00 | 5.90 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 70,800 | | | | | | | |
| 2 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |

REVIEW DATE 11/14/2017 BY BC Total Acres: 6.90 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 11/17/2026 BY SYS