

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

2026

05-7S-17-09917-002
VALUATION SUMMARY PAGE 1 of 1

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	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
BAS	1,008	100	
TOTALS	1,008		58,838

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MANUF	1	100%	- 2025	Heated Area: 1008		HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE	10/06/1998		MO	LGL DATE	05/06/2026		MLU					
XF DATE	10/06/1998		MO	LAND DATE								
INC DATE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	58,838		
TOTAL MARKET OB/XF VALUE	10,300		
TOTAL LAND VALUE - MARKET	82,800		
TOTAL MARKET VALUE	151,938		
SOH/AGL Deduction	10,070		
ASSESSED VALUE	141,868		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	90,457		
TOTAL JUST VALUE	151,938		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	138,138		
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 / V / I / RSN CD
1506/1189	1/17/2024	WD U	I 11
GRANTOR: GROSSO GINA C			
GRANTEE: COLLAZO TIFFANY LYN			
1466/1380	5/11/2022	QC U	I 11
GRANTOR:			
GRANTEE:			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1998
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1998
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013
6	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013

TOTAL OB/XF											
10,300											
623 SW BETHLEHEM AVE, FORT WHITE											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W42 S24 E42 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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		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							