COMM NW COR OF SE1/4, RUN S ALON
BETHELEHEM CHURCH RD 388.56 FT F
S 378.36 FT, E 1328.96 FT TO W R

CASON BRYAN D
609 SW BETHLEHEM AVE
FT WHITE, FL 32038

2027

05-7S-17-09917-004

BUILDING CHARACTERISTICS

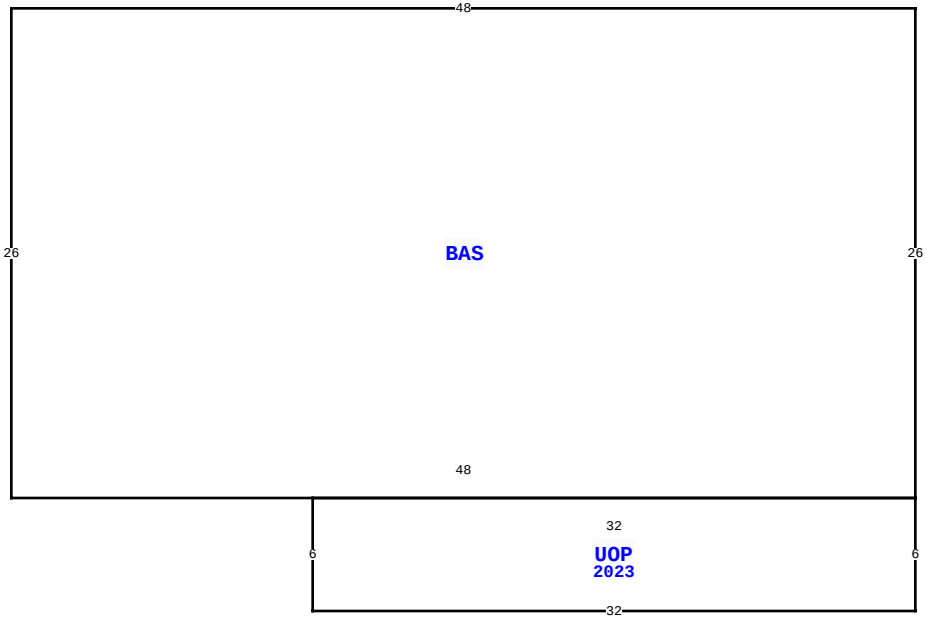
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,248	100		1,248	85,333
UOP	192	25	2023	48	3,282
TOTALS	1,440			1,296	88,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,296	115.5000	92.40	119,750	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2023 Heated Area: 1248 HX Base Yr 2023



609 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,615
TOTAL MARKET OB/XF VALUE	18,520
TOTAL LAND VALUE - MARKET	65,700
TOTAL MARKET VALUE	120,644
SOH/AGL Deduction	34,303
ASSESSED VALUE	86,341
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	34,930
TOTAL JUST VALUE	172,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40283	ELECTRICAL	0	08/04/2020
17596	M H	75	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2156	9/07/2023	WD	U	I	11	100
GRANTOR: GLENN FARMS, INC						
GRANTEE: CASON BRYAN D						
1421/2254	10/12/2020	QC	U	V	11	100
GRANTOR: CHAD FERRIS						
GRANTEE: BRYAN D CASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-61,-12] E48 S26 W48 N26 $
UOP=[YR=2023;ORIG=-45,14] E32 S6 W32 N6 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	100	36	32	1.00	UT	11,520.00	11,520.00	100	2023	2022		100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 18,520

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5600	A	TIMBER 3	100					5.37	AC		1.00	1.00	1.00	281.00	281.00	1,509							
3	9910	M	MKT.VAL.AG	100					5.37	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,700							

REVIEW DATE 09/16/2020 BY BC Total Acres: 6.37 Total Land Value: 13,509 Market: 53,700 Agricultural: 1,509 Common: 12,000 PRINTED 11/17/2026 BY SYS