

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

2026

05-7S-17-09917-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,248	100	
UOP	192	25	2023
TOTALS	1,440		
TOTALS		1,296	89,728

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	100%	- 2023	Heated Area: 1248		HX Base Yr 2023							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>48</p> <p>25</p> <p>BAS</p> <p>48</p> <p>32</p> <p>UOP 2023</p> <p>32</p> <p>6</p> </div>														
609 SW BETHLEHEM AVE, FORT WHITE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026 MLU				
				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			89,728	
TOTAL MARKET OB/XF VALUE			18,520	
TOTAL LAND VALUE - MARKET			65,700	
TOTAL MARKET VALUE			121,757	
SOH/AGL Deduction			37,887	
ASSESSED VALUE			83,870	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			32,459	
TOTAL JUST VALUE			173,948	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			174,805	

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						

EXTRA FEATURES	
L N	OB/XF CODE
1	9945
2	0040

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

L N	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	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN, POLE	0	100	36	32	UT	11,520.00	11,520.00	100	2023	2022		100	11,520	

LAND DESCRIPTION		TOTAL OB/XF														18,520								
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	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							