

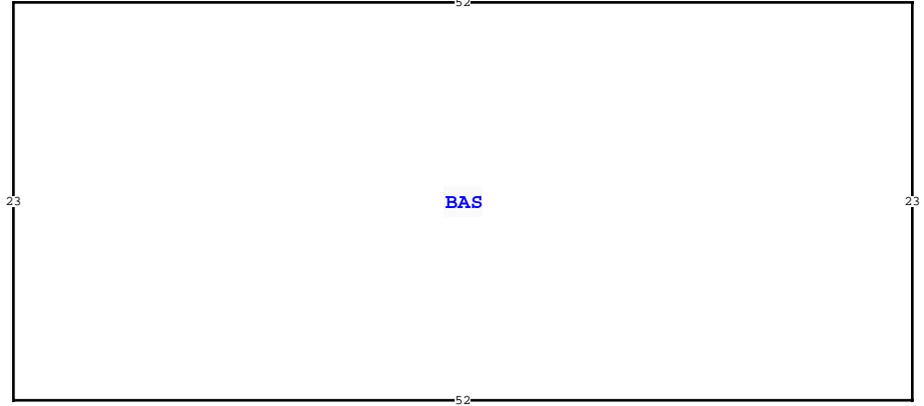
COMM NE COR, RUN W 40 FT TO W R/  
ALONG R/W 638.44 FT, W 2633.54 F  
CONT W 650.03 FT, S 671.46 FT, E

KNAUS ROBERT M/GLUCKSMANN CATHERINE ANN  
226 SW BEEHIVE CT  
FORT WHITE, FL 32038

**2026**

07-6S-17-09621-206  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 31               | VINYL SID    | 100    |
| Roof Structur            | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 14               | PREFIN MT    | 100    |
| Interior Wall            | 05               | DRYWALL      | 100    |
| Interior Floo            | 13               | LAM/VNLPLK   | 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            | 03               | 03           | 100    |
| Kitchen Adjus            | 01               | 01           | 100    |
| Quality                  | 05               | 05           |        |
| DOR CODE                 | 0200 MOBILE HOME |              |        |
| MAP NUM                  |                  | MKT AREA     | 02     |
| NEIGHBORHOOD/LOC         | 7617.0200 1.00/  |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 1,196            | 100          |        |
| TOTALS                   | 1,196            |              | 93,436 |

| MARKET ADJUSTMENTS   |       |           |             |                   |                |           |            |            |      |      |        |  |     |
|--|-------|-----------|-------------|-------------------|----------------|-----------|------------|------------|------|------|--------|--|-----|
| TYPE   | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB       | EYB        | ECON       | FNCT | NORM | % COND |  |     |
| 1  | MANUF | 2         | 100% - 2023 |                   |                |           |            |            |      |      |        |  |     |
|  |       |           |             | Heated Area: 1196 |                |           |            | HX Base Yr | 2023 |      |        |  |     |
|  |       |           |             |                   |                |           |            |            |      |      |        |  |     |
| 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     |           |             | 93,436   |
| TOTAL MARKET OB/XF VALUE  |           |             | 9,720    |
| TOTAL LAND VALUE - MARKET |           |             | 110,220  |
| TOTAL MARKET VALUE        |           |             | 213,376  |
| SOH/AGL Deduction         |           |             | 26,992   |
| ASSESSED VALUE            |           |             | 186,384  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |          |
| BASE TAXABLE VALUE        |           |             | 134,973  |
| TOTAL JUST VALUE          |           |             | 213,376  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 200,723  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1480/1894                      | 11/23/2022 | WD        | Q   | I   | 01     | 187,000    |
| GRANTOR: ARAGON GUADALUPE      |            |           |     |     |        |            |
| GRANTEE: KNAUS ROBERT M        |            |           |     |     |        |            |
| 1428/649                       | 1/15/2021  | WD        | Q   | I   | 01     | 112,500    |
| GRANTOR: MCRAE YVONNE H FKA YV |            |           |     |     |        |            |
| GRANTEE: ARAGON GUADALUPE      |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |             |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT     | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00   | UT    | 1,200.00       | 100       | 2001    | 2001        |
| 2              | 0296       | SHED METAL  | 0       | 100 | 8  | 10    | 80.00  | UT    | 5.00           | 50        | 2001    | 2001        |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 11 | 30    | 330.00 | UT    | 4.00           | 100       | 2001    | 2001        |

| TOTAL OB/XF                   |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,720                         |  |  |  |  |  |  |  |  |  |  |  |  |
| 226 SW BEEHIVE CT, FORT WHITE |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W52 S23 E52 N23\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION  |          |     |                      |     |     |          |       |       |             |           |     |          |
|---|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| L N   | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1   | 0200     | C   | MBL HM               | 100 |     |          | 0.00  | 0.00  | 10.02       | AC        |     | 1.00     |
| TOTAL ADJ 1.00, TOT PRICE 11,000.00, ADJ UNIT PRICE 11,000.00, LAND VALUE 110,220 |          |     |                      |     |     |          |       |       |             |           |     |          |