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

2027

07-6S-17-09621-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

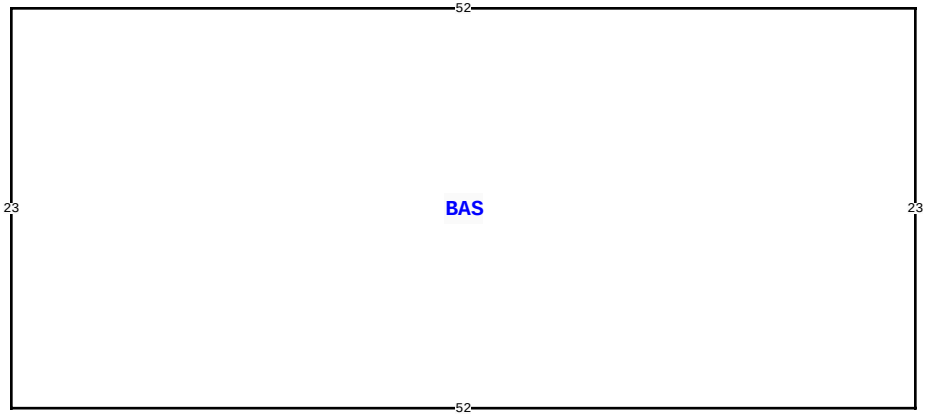
NEIGHBORHOOD/LOC 7617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	88,810
TOTALS	1,196			1,196	88,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,196	119.0000	114.24	136,631	1998	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2023 Heated Area: 1196 HX Base Yr 2023



226 SW BEEHIVE CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	2001	2001	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	11	30	330.00	UT	4.00	4.00	100	2001	2001	3	100	1,320	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,810
TOTAL MARKET OB/XF VALUE		9,720
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		208,750
SOH/AGL Deduction		16,774
ASSESSED VALUE		191,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,565
TOTAL JUST VALUE		208,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,675

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,720

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			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 12/14/2022 BY ME Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS