NW1/4 OF SW1/4, EX THE S 12 AC & EX SW1/4 OF NE1/4 OF SW1/4 & E1/ OF SW1/4, EX CO RD R/W OFF E SID

AMES DETRICK INVESTMENTS LLC
13161 NW 172ND AVE
ALACHUA, FL 32615

2027

08-7S-17-09952-000

BUILDING CHARACTERISTICS

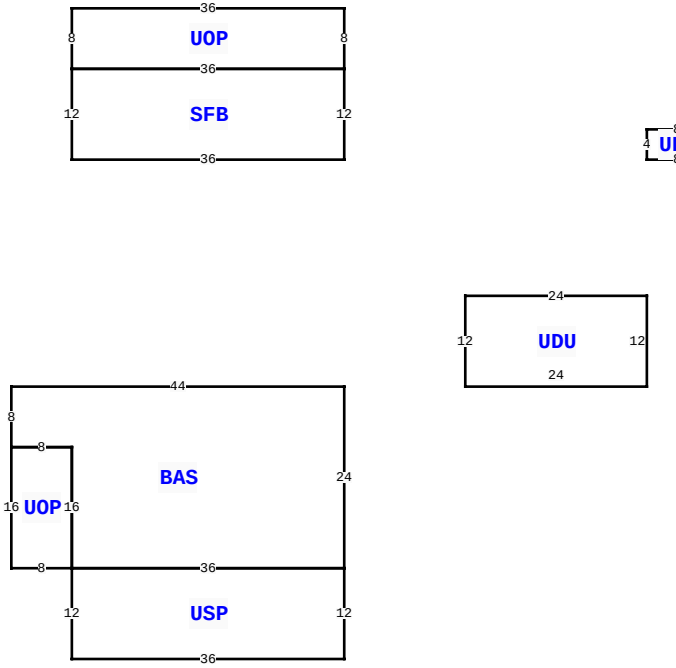
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100		928	69,579
SFB	432	80		346	25,942
UDU	32	55		18	1,349
UDU	288	55		158	11,846
UOP	128	20		26	1,949
UOP	288	20		58	4,349
USP	432	35		151	11,322
TOTALS	2,528			1,685	126,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,685	104.8600	115.35	194,365	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1360 HX Base Yr



1632 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,337
TOTAL MARKET OB/XF VALUE	28,220
TOTAL LAND VALUE - MARKET	300,190
TOTAL MARKET VALUE	175,059
SOH/AGL Deduction	0
ASSESSED VALUE	175,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,059
TOTAL JUST VALUE	454,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,036

PRMT:1:1: TVL TR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044687	Remodel	30,038	06/15/2022
13449	M H	75	12/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2582	10/15/2025	WD	Q	I	05	1,150,000
GRANTOR: HAGAN ROBERT B JR						
GRANTEE: AMES DETRICK INVEST						
1311/0960	3/10/2016	WD	U	I	30	100
GRANTOR: ROBERT B HAGAN JR/TRU						
GRANTEE: ROBERT B HAGAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S8 UOP= S16 E8 N16 W8$ E8 S16 USP= S12 E36 N12 W36$ E36 N24$ PTR=N30 SFB= N12 UOP= N8 W36 S8 E36$ W36 S12 E36$ S30 PTR=E40 UDU= N12 W24 S12 E24$ W40$ PTR=E40 N30 UDU= E8 N4 W8 S4$W40 S30$.

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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	12	36	432.00	UT	2.50	2.50	100	1993	1993	3	100	1,080	
7	0040	BARN,POLE	0	0	24	36	864.00	UT	2.50	2.50	100	1993	1993	3	100	2,160	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,820

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	53.58	AC		1.00	1.00	1.00	280.00	280.00	15,002							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	53.58	AC		1.00	1.00	1.00	5,500.00	5,500.00	294,690							

REVIEW DATE 02/17/2026 BY TP Total Acres: 54.58 Total Land Value: 20,502 Market: 294,690 Agricultural: 15,002 Common: 5,500 PRINTED 11/17/2026 BY SYS

NW1/4 OF SW1/4, EX THE S 12 AC & EX SW1/4 OF NE1/4 OF SW1/4 & E1/ OF SW1/4, EX CO RD R/W OFF E SID

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ALACHUA, FL 32615

2027

08-7S-17-09952-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
12	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
13	0040	BARN,POLE	0	0	40	70	2,800.00	UT	5.00	5.00	100	2017	2017	3	100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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

REVIEW DATE 02/17/2026 BY TP Total Acres: 54.58 Total Land Value: 20,502 Market: 294,690 Agricultural: 15,002 Common: 5,500 PRINTED 11/17/2026 BY SYS