COMM SE COR OF SW1/4, W 36 FT TO BETHLEHEM AVE, N ALONG R/W 842.9 362 FT, N 363.25 FT, W 599.05 FT

HAGAN SCOTT L/HAGAN MICHELLE
1780 SW BETHLEHEM AV
FORT WHITE, FL 32038

**2027**

**08-7S-17-09952-007**

## BUILDING CHARACTERISTICS

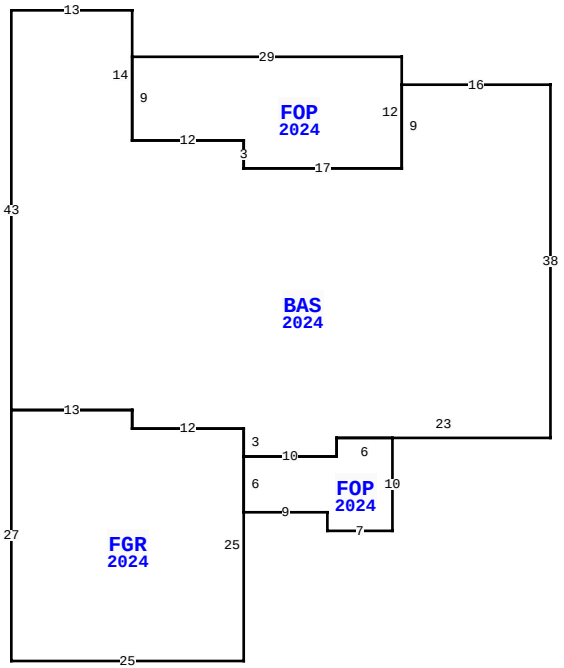
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| 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 | 2,052 | 100 | 2024 | 2,052 | 254,929 |
| FGR | 651 | 55 | 2024 | 358 | 44,476 |
| FOP | 122 | 30 | 2024 | 37 | 4,596 |
| FOP | 312 | 30 | 2024 | 94 | 11,678 |
| TOTALS | 3,137 | | | 2,541 | 315,681 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,541 | 115.2480 | 126.77 | 322,123 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2052 HX Base Yr 2024




1780 SW BETHLEHEM AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| 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 | 0030 | BARN,MT | 0 | 100 | 34 | 55 | 1.00 | UT | 38,000.00 | 38,000.00 | 100 | 2023 | 2022 | | 100 | 38,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 400.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 315,681 |
| TOTAL MARKET OB/XF VALUE | 39,200 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 368,401 |
| SOH/AGL Deduction | 162,323 |
| ASSESSED VALUE | 206,078 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 154,667 |
| TOTAL JUST VALUE | 464,881 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 470,632 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051197 | Mobile Home | | 10/22/2024 |
| 000051029 | Right-of-Way Acce | | 10/11/2024 |
| 000046034 | New Residential C | 400,000 | 12/05/2022 |
| 000045193 | Storage Building | 50,000 | 08/16/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/2567 | 5/27/2022 | WD | U | V | 11 | 100,000 |

GRANTOR: HAGAN ROBERT B JR

GRANTEE: HAGAN SCOTT LO

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,-20] W16 S9 W17 N3 W12 N14 W13 S43 E13 S2 E12 S3 E10 N2 E23 N38 $
FOP=[YR=2024;ORIG=-16,-23] W29 S9 E12 S3 E17 N12 $
FOP=[YR=2024;ORIG=-17,18] W6 S2 W10 S6 E9 S2 E7 N10 $
FGR=[YR=2024;ORIG=-33,17] W12 N2 W13 S27 E25 N25 $
.

## LAND DESCRIPTION

TOTAL OB/XF 39,200

| 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 | 100 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 99,000 | | | | | | | |

REVIEW DATE 03/25/2026 BY robin Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS