

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

2026

08-7S-17-09952-007

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Exterior Wall	00		N/A	0	
Roof Structure	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LAM/VNLPLK	100	
Interior Floor	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	264,200
FGR	651	55	2024	358	46,093
FOP	122	30	2024	37	4,764
FOP	312	30	2024	94	12,103
TOTALS	3,137			2,541	327,160

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 2052						HX Base Yr 2024					

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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			327,160	
TOTAL MARKET OB/XF VALUE			39,200	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			379,880	
SOH/AGL Deduction			179,731	
ASSESSED VALUE			200,149	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			148,738	
TOTAL JUST VALUE			476,360	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			463,912	

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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	100	34	55	1.00	UT	38,000.00	100	2023	2022		100	38,000	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	100	2024	2023		100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									