

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

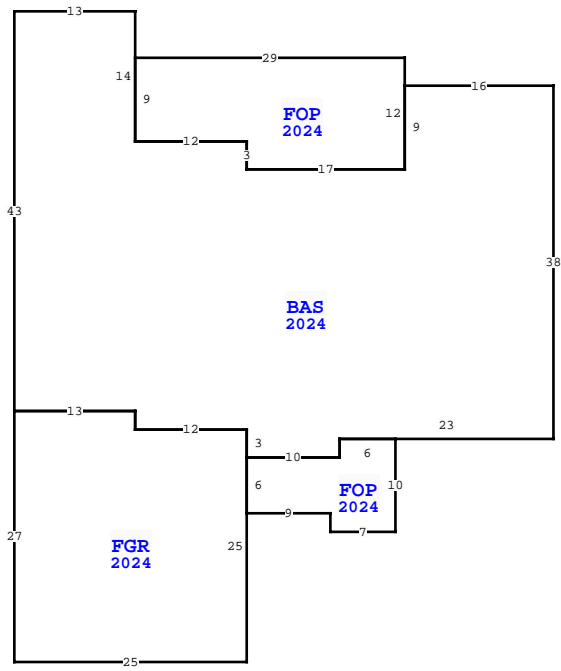
HAGAN SCOTT L/HAGAN MICHELLE  
1780 SW BETHLEHEM AV  
FORT WHITE, FL 32038

**2026**

08-7S-17-09952-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,052	100	2024
FGR	651	55	2024
FOP	122	30	2024
FOP	312	30	2024
TOTALS	3,137		

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					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		321,432	
TOTAL MARKET OB/XF VALUE		39,200	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		374,152	
SOH/AGL Deduction		174,003	
ASSESSED VALUE		200,149	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		148,738	
TOTAL JUST VALUE		470,632	
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
1	0030	BARN,MT	0	100	34	55	1.00	UT	38,000.00	100	2023
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	100	2024

1780 SW BETHLEHEM AVE, FORT WHITE  
BLD DATE: 05/06/2026 MLU  
XF DATE  
INC DATE

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							