

W1/3 OF SW1/4 OF SE1/4 & EX 6.63
 1536-103, MORE PART DESC AS: BEG
 SW1/4 OF SE1/4, S 657.73 FT, E 4

THIERY ERIC
 20107 NW 249TH ST
 HIGH SPRINGS, FL 32643

2026

08-7S-17-09954-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,400 TOTAL MARKET VALUE 80,400 SOH/AGL Deduction 0 ASSESSED VALUE 80,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 80,400 TOTAL JUST VALUE 80,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,650											
DOR CODE		0000 VACANT																													
MAP NUM		02																													
NEIGHBORHOOD/LOC		8717.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										1745 SW BETHLEHEM AVE, FORT WHITE																					
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															
																	BLD DATE		LGL DATE												
																	XF DATE		LAND DATE	05/06/2026	MLU										
																	INC DATE		AG DATE												
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0					6.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	80,400														
LAND NOTES																															
BUILDING DIMENSIONS																															
BUILDING NOTES																															
SALES DATA																															
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																								
1539/1148		5/02/2025	WD	Q	V	01	100,000																								
GRANTOR: DAVIS CHARLIE																															
GRANTEE: THIERY ERIC																															
1535/2551		3/06/2025	QC	U	V	11	100																								
GRANTOR: DAVIS RUTHA																															
GRANTEE: DAVIS CHARLIE																															
REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.70 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 05/08/2026 BY SYS																															