COMM NW COR OF SW1/4 OF SE1/4, S
POB, E 439.11 FT, S 160.60 FT, W
161 FT TO POB.

THIERY LARA
24791 NW 198TH RD
HIGH SPRINGS, FL 32643

2027

08-7S-17-09954-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

1827 SW BETHLEHEM AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,440
TOTAL MARKET VALUE	19,440
SOH/AGL Deduction	0
ASSESSED VALUE	19,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,440
TOTAL JUST VALUE	19,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056477	New Residential C	275,000	09/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/51	6/08/2026	QC	U	V	11	100
GRANTOR: THIERY ERIC						
GRANTEE: THIERY LARA						
1539/1148	5/02/2025	WD	Q	V	01	100,000
GRANTOR: DAVIS CHARLIE						
GRANTEE: THIERY ERIC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					1.62	AC		1.00	1.00	1.00	12,000.00	12,000.00	19,440							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.62 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 11/17/2026 BY SYS