COMM SE COR OF SW1/4, RUN W 660. CONT W 660.58 FT, N 666.81 FT, E 666.74 FT TO POB. (AKA LOT 8 SHI

BECKELHEIMER DUSTIN
676 SW GIDEON PL
FORT WHITE, FL 32038

2027

14-7S-16-04226-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

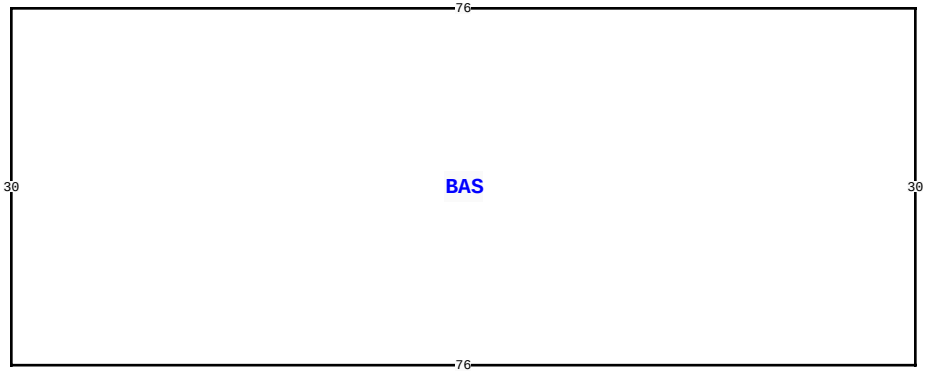
NEIGHBORHOOD/LOC 14716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	140,082
TOTALS	2,280			2,280	140,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



676 SW GIDEON PL, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,082
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		111,210
TOTAL MARKET VALUE		259,192
SOH/AGL Deduction		0
ASSESSED VALUE		259,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,781
TOTAL JUST VALUE		259,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26776	M H	607	02/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/492	11/10/2023	WD	Q	I	01	286,000
GRANTOR: MATT JOSHUA						
GRANTEE: BECKELHEIMER DUSTIN						
1341/1776	6/30/2017	WD	U	I	11	100
GRANTOR: BAMBOO DESIGN LLC						
GRANTEE: JOSHUA & NICOLETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.11	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,210							

REVIEW DATE 11/29/2023 BY TP Total Acres: 10.11 Total Land Value: 111,210 Market: 0 Agricultural: 0 Common: 111,210 PRINTED 11/17/2026 BY SYS