

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

2026

14-7S-16-04226-108


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	2,280	100	
TOTALS	2,280		144,591

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	100% - 2024																					
Heated Area: 2280					HX Base Yr 2024																			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,591
TOTAL MARKET OB/XF VALUE			7,900
TOTAL LAND VALUE - MARKET			111,210
TOTAL MARKET VALUE			263,701
SOH/AGL Deduction			4,016
ASSESSED VALUE			259,685
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			208,274
TOTAL JUST VALUE			263,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,858

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						

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
1	0070	CARPOT UF	0	100	18	20		2.50	100	2008	2008	3
2	9945	Well/Sept	0	100	0	0		7,000.00	100			3

TOTAL OB/XF												
7,900												
676 SW GIDEON PL, FORT WHITE												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S30 E76 N30\$.												

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	DPH 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								