S1/2 OF S1/2 OF NE1/4.

871-1207, DC 1453-513,

JOHN MARSHALL ALFORD/ALFORD DANIEL EARL
1030 NW 120TH ST
GAINESVILLE, FL 32606

2027

17-7S-17-10009-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

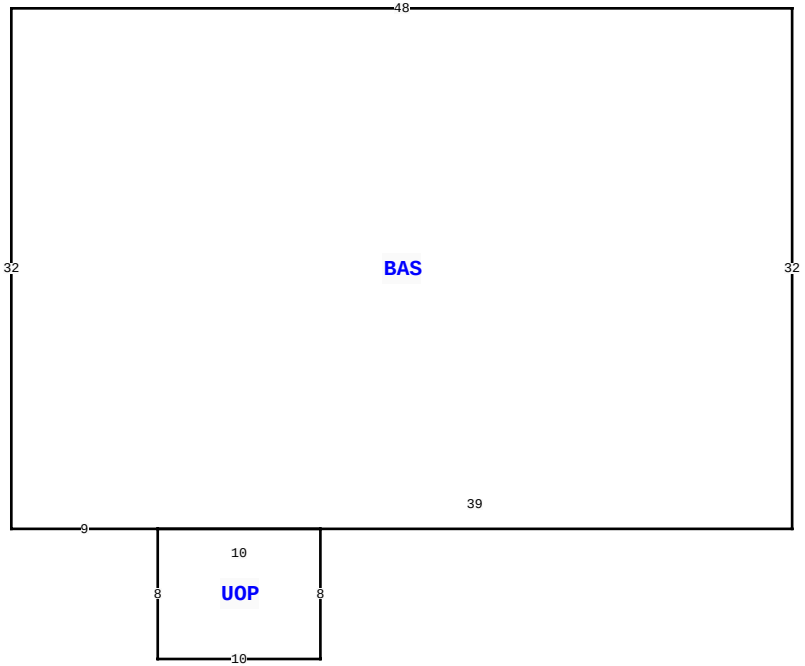
NEIGHBORHOOD/LOC 17717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	102,206
UOP	80	20		16	1,065
TOTALS	1,616			1,552	103,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	93.0600	102.37	158,878	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 99 Heated Area: 1536 HX Base Yr 1999



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

2421 SW BETHLEHEM AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,038
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	238,500
TOTAL MARKET VALUE	160,697
SOH/AGL Deduction	10,293
ASSESSED VALUE	150,404
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	125,404
TOTAL JUST VALUE	372,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S32 E9 UOP= S8 E10 N8 W10$ E39 N32$.

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	50	1993	1993	3	50	300	
2	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	1993	1993	3	100	1,500	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	5500	A	TIMBER 2	0			0.00	0.00	27.75	AC		1.00	1.00	1.00	445.00	445.00	12,349							
4	5600	A	TIMBER 3	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	37.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	226,500							

REVIEW DATE 12/11/2017 BY DF Total Acres: 39.75 Total Land Value: 27,159 Market: 226,500 Agricultural: 15,159 Common: 12,000 PRINTED 11/17/2026 BY SYS

S1/2 OF S1/2 OF NE1/4.

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BUILDING CHARACTERISTICS

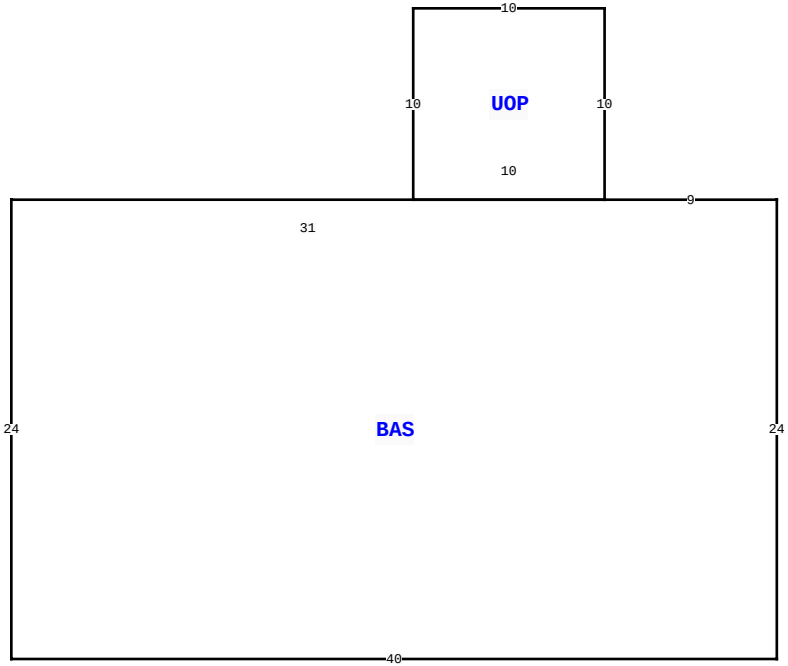
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	19,265
UOP	100	25		25	502
TOTALS	1,060			985	19,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	985	83.6100	50.17	49,417	1978	1978	0	0	0	60.00	40.00

2 MOBILE HME 100% - 99 Heated Area: 960 HX Base Yr 1999



2421 SW BETHLEHEM AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE		372,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N10 W10 S10 E10$ W31 S24 E40 N24$.

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

REVIEW DATE 12/11/2017 BY DF Total Acres: 39.75 Total Land Value: 27,159 Market: 226,500 Agricultural: 15,159 Common: 12,000 PRINTED 11/17/2026 BY SYS