LOT 12 BLOCK 5 UNIT 23 THREE RIV
669-273, QC 1159-318, WD 1159-32

SAPP RAYMOND D/SAPP KATHLEEN A
12312 LANGSHAW DR
THONOTOSASSA, FL 33592

2026

00-00-00-01438-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23 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

544 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	45,400
SOH/AGL Deduction	1,617
ASSESSED VALUE	43,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,783
TOTAL JUST VALUE	45,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046529	Electrical Servic	0	02/15/2023
000046263	Storage Building	9,300	01/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/2440	10/06/2017	WD	Q	V	01	17,000
GRANTOR: BARBARA R HOMER						
GRANTEE: RAYMOND D & KATHLEE						
1159/0320	9/23/2008	WD	Q	V	01	100
GRANTOR: BOBBIE MIRO						
GRANTEE: BARBARA R HOMER						

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
1	0040	BARN,POLE	0	0	40	60	2,400.00	UT	8.00	8.00	100	2024	2023		100	19,200	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2024	2023		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 27,400

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	0700	C	MISC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/24/2023 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS