FORT WHITE: E 100 FT OF N1/2 OF
639-162, PB 1134-440, PR 1184-11

LAW DRIANNA NISHELL ELIZABETH/DOWDELL RUFUS C
124 SW LANKTREE GLN
FORT WHITE, FL 32038

2025

00-00-00-14452-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

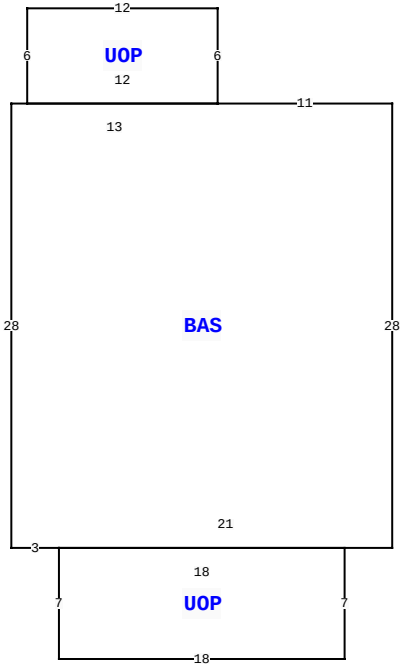
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	30,663
UOP	72	20		14	639
UOP	126	20		25	1,141
TOTALS	870			711	32,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	711	62.6778	70.20	49,912	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 672 HX Base Yr



236 SW YULAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,443
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	40,843
SOH/AGL Deduction	0
ASSESSED VALUE	40,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,843
TOTAL JUST VALUE	40,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/2538	5/31/2024	WD	Q	I	05	136,000
GRANTOR: THE RESIDUARY FAMILY						
GRANTEE: LAW DRIANNA NISHELL						
1184/1117	6/12/2009	PR	U	I	16	100
GRANTOR: JOSEPH L DICKS AS PR						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N6 W12 S6 E12$W13 S28 E3 UOP= S7 E18 N7 W18$ E21 N28$.

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	0100	C	SFR	0			0.00	0.00	10,500.00	SF		1.00	1.00	1.00	0.80	0.80	8,400							

REVIEW DATE 06/06/2024 BY ME Total Acres: 0.24 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 08/15/2025 BY SYS