

COMM SW COR OF SW1/4, RUN N
40 FT FOR POB, SAID PT BEING
INTERS OF N R/W HERLONG RD &

REINERTSEN ERIC R/REINERTSEN JANICE M
7179 SW HERLONG STREET
FORT WHITE, FL 32038

2026

05-6S-16-03777-013



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	31	VINYL SID 100	0201	02	2,619	113.9000	107.07	280,416	2001	2001	0	0	45.00	55.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2015 Heated Area: 2356 HX Base Yr 2015													VALUATION BY STANDARD													
Roof Cover	03	COMP SHNGL 100	FSP BAS FOP													Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 154,229													
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 14,760													
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 64,900													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 195,009													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 99,451													
Bedrooms	4	100														ASSESSED VALUE 95,558													
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB VX 55,722													
Stories	1.	1. 100														BASE TAXABLE VALUE 39,836													
Architectual	01	CONV 100														TOTAL JUST VALUE 233,889													
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 233,889																										
Quality 05 05																													
DOR CODE 5000IMPROVED AG																													
MAP NUM MKT AREA 02															PERMIT NUM DESCRIPTION AMT ISSUED														
NEIGHBORHOOD/LOC 5616.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA													
BAS	2,356	100		2,356	138,741											OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE							
FOP	340	35		119	7,008											1269/1945	2/14/2014	WD Q	I		01	118,000							
FSP	360	40		144	8,480											GRANTOR: LOUISE J MAZZA													
															GRANTEE: ERIC R & JANICE M R														
															1034/1047 12/27/2004 WD Q I 140,000														
															GRANTOR: LAWRENCE & MARY ELEN														
															GRANTEE: LOUIE J & HEIDEMARI														
TOTALS 3,056 2,619 154,229															BLD DATE LGL DATE 05/10/2024 MLU														
EXTRA FEATURES															BUILDING NOTES														
L N	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	BUILDING DIMENSIONS													
1	0070	CARPORT UF	0 100	20 20	400.00	UT 2.50		2.50	100	2001	2001	3	100	1,000		BAS= W46 FSP= N12 W30 S12 E30\$ W30 S31 E32 FOP= S10 E34 N10 W34\$ E44 N31\$.													
2	0296	SHED METAL	0 100	12 36	432.00	UT 5.00		5.00	100	2001	2001	3	100	2,160															
3	0190	FPLC PF	0 100	0 0	1.00	UT 1,200.00		1,200.00	100	2008	2008	3	100	1,200															
4	0070	CARPORT UF	0 100	20 0	360.00	UT 2.50		2.50	100	2008	2008	3	100	900															
5	9945	Well/Sept	0 100	0 0	1.00	UT 7,000.00		7,000.00	100			3	100	7,000															
6	0296	SHED METAL	0 100	0 0	1.00	UT 0.00		0.00	100	2008	2008	3	100	400															
7	0040	BARN, POLE	0 100	0 0	1.00	UT 0.00		0.00	100	2008	2008	3	100	800															
8	0041	BARN, MACH	0 100	0 0	1.00	UT 0.00		0.00	100	2008	2008	3	100	600															
9	0041	BARN, MACH	0 100	0 0	1.00	UT 0.00		0.00	100	2008	2008	3	100	700															
TOTAL OB/XF 14,760																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,900												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000												
REVIEW DATE 05/20/2015 BY TW Total Acres: 6.49 Total Land Value: 26,020 Market: 40,000 Agricultural: 1,120 Common: 24,900 PRINTED 10/03/2025 BY SYS																													