LOT 31 FERNWOOD ESTATES S/D.
ORB 782-594, 962-1827.

REEVES JEFFREY A/REEVES LAURI S
453 SW TANGERINE DR
FORT WHITE, FL 32038

2026

36-5S-15-00485-091

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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

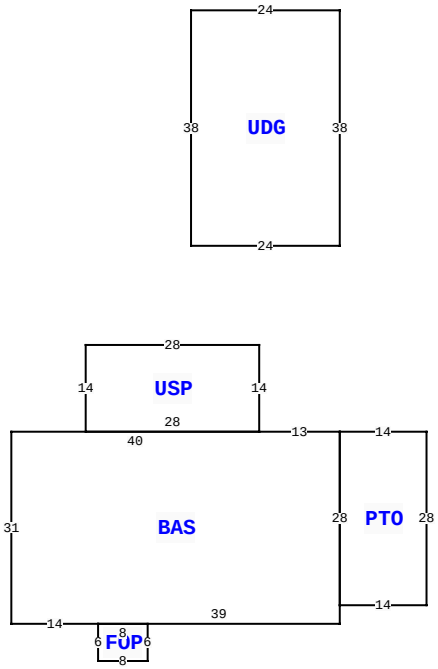
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	157,053
FOP	48	30		14	1,338
PTO	392	5		20	1,912
UDG	912	55		502	47,986
USP	392	35		137	13,095
TOTALS	3,387			2,316	221,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	109.4160	122.55	283,826	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2008 Heated Area: 1643 HX Base Yr 2008



453 SW TANGERINE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,384
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,834
SOH/AGL Deduction		99,104
ASSESSED VALUE		179,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,008
TOTAL JUST VALUE		278,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,673

SALE:1:1: LOT 31 FERNWOOD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050914	Electrical Servic	0	09/29/2024
000041622	Roof Replacement	10,465	03/29/2021
21951	GARAGE	135	06/09/2004
20761	SFR	291	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0962/1827	9/11/2002	WD	U	V	09	14,500

GRANTOR: DENNIS & HIDEKO LEMIN
GRANTEE: JEFFREY & LAURI REE

0782/0594	11/03/1993	WD	Q	V		10,000

GRANTOR: EUGENE SACCOMANO
GRANTEE: DENNIS LEMING

BUILDING NOTES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W40 S31 E14 E39 N3 N28 $
UDG=[ORIG=0,-30] N38 W24 S38 E24 $
USP=[ORIG=-13,0] N14 W28 S14 E28 $
PTO=[ORIG=0,28] E14 N28 W14 S28 $
FOP=[ORIG=-39,31] S6 E8 N6 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/28/2024 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/04/2025 BY SYS