LOT 22 ARROW WOOD S/D.
841-816, DC 1169-1134, WD 1330
-1973, WD 1360-1112, LE 1370-

NEUMANN CHERYL G
448 SW LIME WAY
FORT WHITE, FL 32038

2026

36-6S-16-04096-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

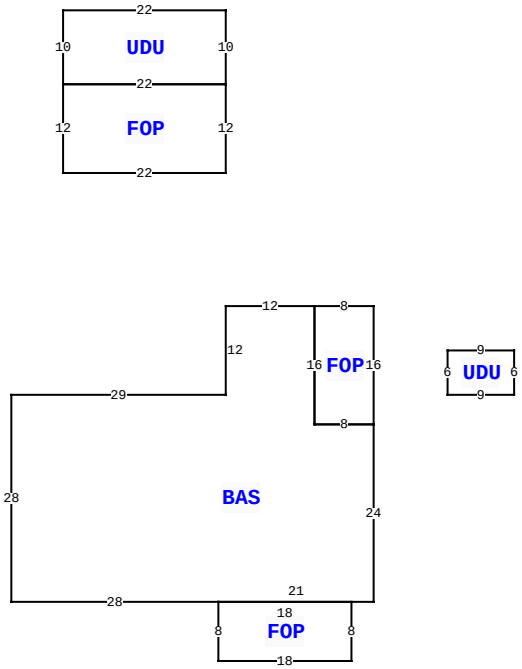
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	123,029
FOP	128	30		38	3,150
FOP	144	30		43	3,565
FOP	264	30		79	6,550
UDU	54	55		30	2,487
UDU	220	55		121	10,031
TOTALS	2,294			1,795	148,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	109.6620	122.82	220,462	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2018 Heated Area: 1484 HX Base Yr 2018



448 SW LIME WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,369
TOTAL MARKET OB/XF VALUE		36,124
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		298,593
SOH/AGL Deduction		55,052
ASSESSED VALUE		243,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,819
TOTAL JUST VALUE		298,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,426

PRCL:0:4: NO PORT PER 2018 APP,JH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20784	SFR	133	06/10/2003
15629	SFR	265	06/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1471	10/05/2018	LE	U	I	14	100
GRANTOR: CHERYL G NEUMANN (LIF						
GRANTEE: BRIAN A BIRHANZL (R						
1360/1112	1/31/2017	WD	U	I	11	100
GRANTOR: THOMAS JOEL GLENN JR						
GRANTEE: CHERYL G NEUMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S28 E28 FOP= S8 E18 N8 W18$ E21 N24 FOP= N16 W8 S16 E8$ W8 N16 W12 S12$ PTR= N30 FOP= N12 UDU= N10 W22 S10 E22$ W22 S12 E22$ S30$ PTR= E30 UDU= E9 N6 W9 S6$ W30$.

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	0021	BARN,FR AE	0	100	24	36	864.00	UT	3.50	3.50	100	1999	1999	3	100	3,024	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0031	BARN,MT AE	0	100	30	80	2,800.00	UT	15.00	15.00	75	2018	2018	3	75	31,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 36,124

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/09/2018 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/14/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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

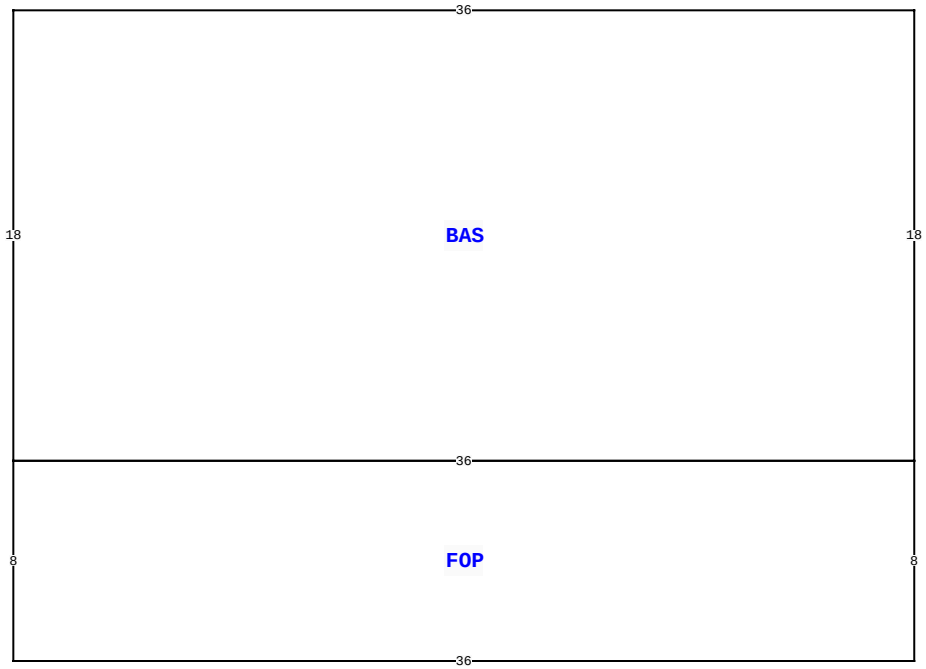
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	56,110
FOP	288	30		86	7,447
TOTALS	936			734	63,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	104.8340	117.41	86,179	2004	2004	0	0	0	26.25	73.75

2 SINGLE FAM 0% - 2018 Heated Area: 648 HX Base Yr 2018



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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S18 FOP= S8 E36 N8 W36$ E36 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/09/2018 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/14/2025 BY SYS