LOT 23 ARROW WOOD INCLUDING
THAT PORTION N OF RD IN
01-7S-16.

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

2026

36-6S-16-04096-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	10,350
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	60,450
SOH/AGL Deduction	1,407
ASSESSED VALUE	59,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,043
TOTAL JUST VALUE	60,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,450

XFOB:1:1: PINEMANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045676	Electrical Servic	0	10/13/2022
000044718	Mobile Home		06/21/2022

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 NEWMANN (LIF						
GRANTEE: BRIAN A BIRHANZL (R						
1360/1201	5/15/2018	WD	Q	I	01	75,000
GRANTOR: KENNETH & PAULINE ROR						
GRANTEE: CHERYL G NEUMANN						

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

378 SW LIME WAY, FORT WHITE

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	0	20	24	480.00	UT	2.50	2.50	100	1993	1993	3	100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,350

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	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9900	C	AC NON-AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 10/17/2022 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/14/2025 BY SYS