

COMM SW COR OF NE1/4, RUN N
400 FT, SE 2508.45 FT FOR POB,
CONT SE 210 FT, S 1520.78 FT

KORN ROBERT A/KORN STACEY L
P O BOX 1501
HIGH SPRINGS, FL 32655-1501

2025

36-7S-16-04351-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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
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NEIGHBORHOOD/LOC	36716.00	1.00/
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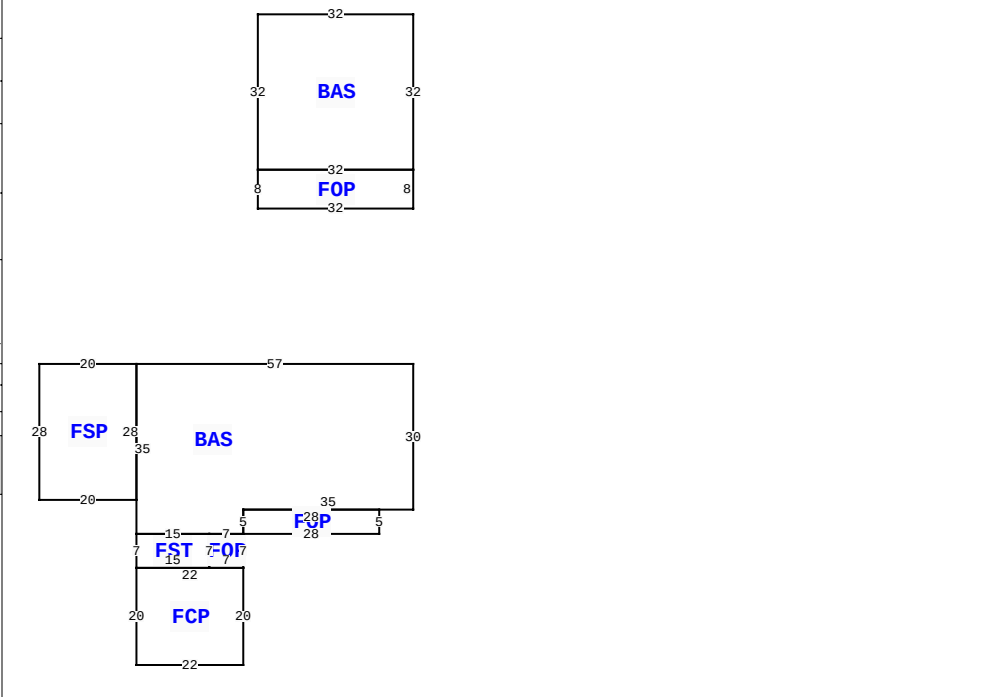
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	78,894
BAS	1,820	100		1,820	140,221
FCP	440	25		110	8,475
FOP	49	30		15	1,156
FOP	140	30		42	3,236
FOP	256	30		77	5,933
FSP	560	40		224	17,258
FST	105	55		58	4,469

TOTALS	4,394			3,370	259,640
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0084	DOCK-RIVER	0 100	10	12	120.00	UT	14.50	14.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0132	C	SFR RIVER	100		00	0.00	0.00	7.35

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,370	105.8300	118.53	399,446	1968	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2001 Heated Area: 2844 HX Base Yr 2001													



102 SW LANGELIER DR, FORT WHITE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/31/2022
	INC DATE		AG DATE	MLU

TOTAL OB/XF													
1,398													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		259,640	
TOTAL LAND VALUE - MARKET		1,398	
TOTAL MARKET VALUE		95,550	
SOH/AGL Deduction		356,588	
ASSESSED VALUE		102,639	
TOTAL EXEMPTION VALUE		253,949	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,722	
NCON VALUE		203,227	
INCOME VALUE		356,588	
PREVIOUS YEAR MKT VALUE		0	
		340,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046367	Roof Replacement	16,000	01/25/2023
25903	SFR	332	06/07/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
0910/0173	8/30/2000	WD	Q	I		113,600	
GRANTOR: ROBEY							
GRANTEE: ROBERT & STACEY KOR							
0654/0494	6/03/1988	WD	Q	I	01	100	
GRANTOR: J RALPH KIRKLAND							
GRANTEE: SANCY K ROBEY & J R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W57 FSP= W20 S28 E20 N28\$ S35 FST= S7 FCP= S20 E22 N20 W22\$ E15 N7 W15\$ E15 FOP= S7 E7 N7 W7\$ E7 FOP= E28 N5 W28 S5\$ N5 E35 N30\$ PTR= N40 BAS= N32 W32 S32 E32\$ FOP= W32 S8 E32 N8\$ S40\$.									