BEG SW COR OF E1/2 OF NW1/4,
RUN N 38 DEG E 1090.20 FT,
N 59 DEG E 670 FT TO THE WEST

RAFAEL ADRIANA
712 SW LANGELIER DR
FT WHITE, FL 32038

2026

36-7S-16-04351-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

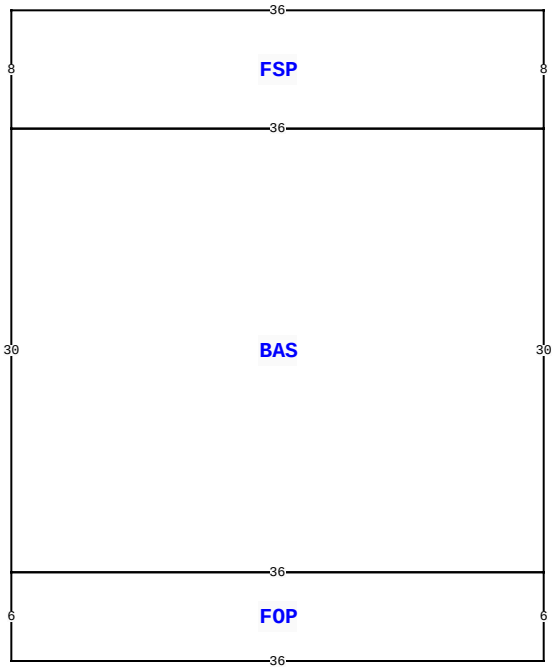
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	152,367
FOP	216	30		65	9,171
FSP	288	40		115	16,225
TOTALS	1,584			1,260	177,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	135.4500	151.70	191,142	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



664 SW LANGELIER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	09/16/2024 SF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,762
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	194,680
SOH/AGL Deduction	0
ASSESSED VALUE	194,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,680
TOTAL JUST VALUE	294,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35451	SFR	590	06/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0152	7/12/2016	WD	Q	V	01	44,000
GRANTOR: JOHN E FRANKENHOUSER						
GRANTEE: ADRIANA RAFAEL						
1234/1104	3/03/2012	WD	U	V	30	184,000
GRANTOR: ROBERT LUMSDEN & ROBE						
GRANTEE: JOHN E FRANKENHAUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FSP= N8 W36 S8 E36$ W36 S30 FOP= S6 E36 N6 W36$ E36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	17.50	AC		1.00	1.00	1.00	281.00	281.00	4,918							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	105,000							

REVIEW DATE 01/29/2019 BY HC Total Acres: 19.50 Total Land Value: 16,918 Market: 105,000 Agricultural: 4,918 Common: 12,000 PRINTED 11/07/2025 BY SYS