FORT WHITE: NE1/4 BLOCK 74.

290-79, 639-161, 894-1417, 1004-

LAW DRIANNA NISHELL ELIZABETH/DOWDELL RUFUS C
124 SW LANKTREE GLN
FORT WHITE, FL 32038

2027

00-00-00-14449-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

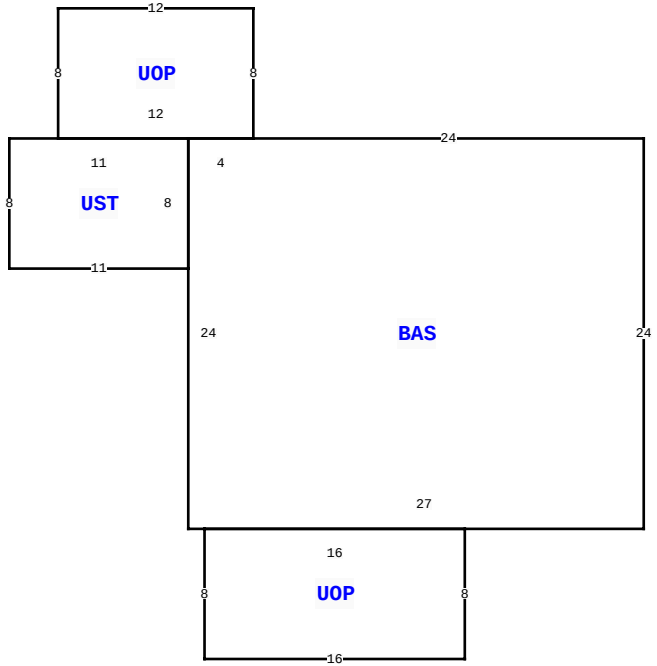
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	43,326
UOP	96	20		19	1,225
UOP	128	20		26	1,676
UST	88	45		40	2,579
TOTALS	984			757	48,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	757	90.1768	99.19	75,087	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 672 HX Base Yr



182 SW YULAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,807
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,820
TOTAL MARKET VALUE	57,627
SOH/AGL Deduction	0
ASSESSED VALUE	57,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,627
TOTAL JUST VALUE	57,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2538	5/31/2024	WD	Q	I	05	136,000
GRANTOR: THE RESIDUARY FAMILY						
GRANTEE: LAW DRIANNA NISHELL						
1184/1117	6/12/2009	PR	U	I	16	100
GRANTOR: JOSEPH L DICKS AS PR						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N8 W12 S8 E12$ W4 UST= W11 S8 E11N8$ S24 E1
UOP= S8 E16 N8 W16$ E27 N24$.

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			0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							

REVIEW DATE 06/06/2024 BY ME Total Acres: 0.25 Total Land Value: 8,820 Market: 0 Agricultural: 0 Common: 8,820 PRINTED 11/17/2026 BY SYS