LOT 74 CARDINAL FARMS UNREC: COM OF SEC. RUN W 1321.85 FT. TO THE OF SE1/4 OF SE1/4. THENCE N 43.8

SMITH LYNN P
3391 SW HERLONG ST
FORT WHITE, FL 32038

2027

02-6S-16-03815-174

BUILDING CHARACTERISTICS

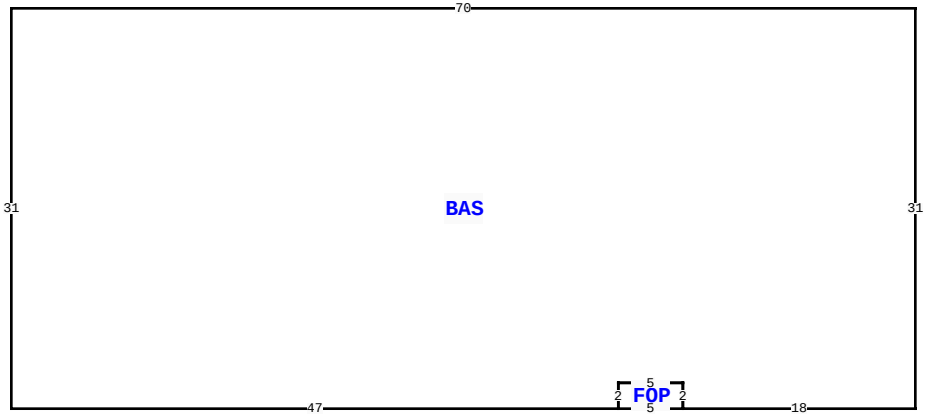
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	125,845
FOP	10	35		4	233
TOTALS	2,170			2,164	126,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,164	113.9000	105.93	229,233	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 2160 HX Base Yr 2009



3391 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0030	BARN,MT	0	100	30	30	900.00	UT	10.00	10.00	100	2010	2010	3	100	9,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,078
TOTAL MARKET OB/XF VALUE		28,300
TOTAL LAND VALUE - MARKET		103,290
TOTAL MARKET VALUE		167,834
SOH/AGL Deduction		58,800
ASSESSED VALUE		109,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,623
TOTAL JUST VALUE		257,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048648	Electrical Servic	0	11/14/2023
000044563	Roof Replacement	4,600	05/31/2022
26480	M H	565	12/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/0998	8/17/2006	WD	Q	V		79,000
GRANTOR: MARC EUGENE						
GRANTEE: LYNN P SMITH						
1047/2495	5/20/2005	WD	U	V	08	54,500
GRANTOR: ANNI E BLADH						
GRANTEE: MARC EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S31 E47 FOP= E5 N2 W5 S2$ N2 E5 S2 E18 N31$.

LAND DESCRIPTION

TOTAL OB/XF 28,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.38	AC		1.00	1.00	1.00	280.00	280.00	2,346							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	92,180							

REVIEW DATE 04/16/2026 BY KS Total Acres: 9.39 Total Land Value: 13,456 Market: 92,180 Agricultural: 2,346 Common: 11,110 PRINTED 11/16/2026 BY SYS