COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT, W 2321.68 F
CONT W 1064.64 FT, N 400.67 FT T

RICHARDS CHRISTOPHER/RICHARDS BETH
1724 SW HERLONG ST
FORT WHITE, FL 32038

2026

07-6S-17-09621-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

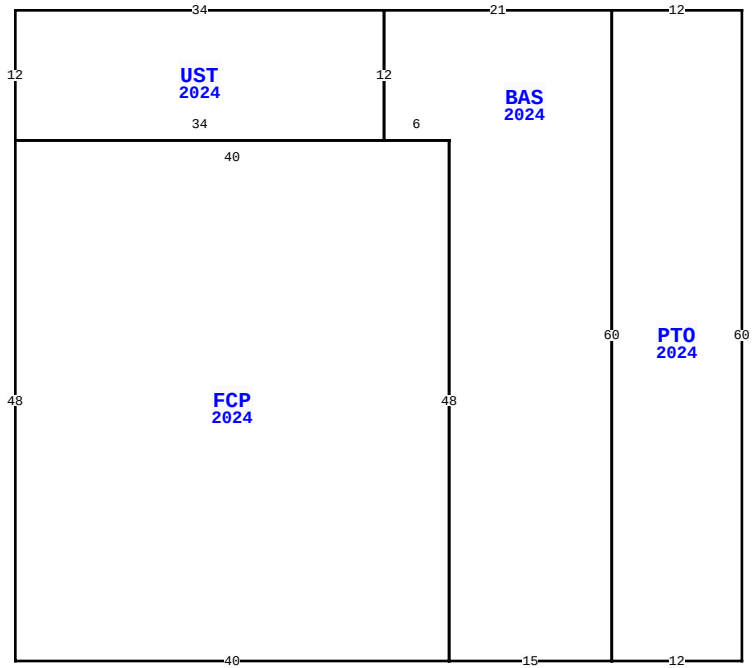
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	2024	972	118,842
FCP	1,920	25	2024	480	58,687
PTO	720	5	2024	36	4,401
UST	408	45	2024	184	22,497
TOTALS	4,020			1,672	204,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	110.0000	125.40	209,669	2023	2023	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 972 HX Base Yr 2025



1724 SW HERLONG ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,427
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,710
TOTAL MARKET VALUE		310,137
SOH/AGL Deduction		7,470
ASSESSED VALUE		302,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,256
TOTAL JUST VALUE		310,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047007	New Residential C	90,000	04/19/2023
000043123	Storage Building	12,700	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1121	12/21/2023	WD	Q	I	01	350,000
GRANTOR: BLANCHARD MILLARD J						
GRANTEE: RICHARDS CHRISTOPHE						
1428/710	1/15/2021	WD	Q	V	01	60,500
GRANTOR: SHAHEEN TIM						
GRANTEE: BLANCHARD MILLARD J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=-123,-10] E40 S48 W40 N48 $
BAS=[YR=2024;ORIG=-68,-22] W21 S12 E6 S48 E15 N60 $
PTO=[YR=2024;ORIG=-68,-22] E12 S60 W12 N60 $
UST=[YR=2024;ORIG=-89,-22] W34 S12 E34 N12 $
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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	100			0.00	0.00	9.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,710							

REVIEW DATE 04/30/2024 BY jerry Total Acres: 9.61 Total Land Value: 105,710 Market: 0 Agricultural: 0 Common: 105,710 PRINTED 05/12/2026 BY SYS