

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

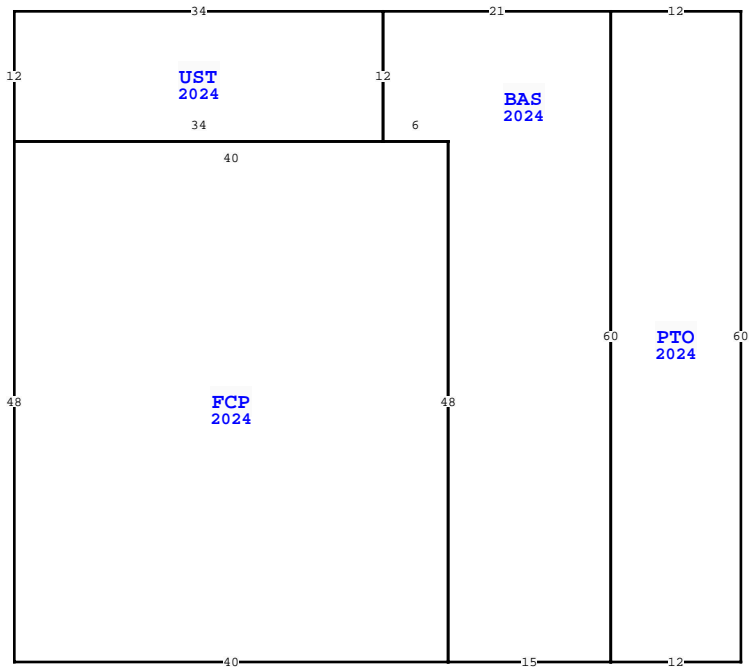
RICHARDS CHRISTOPHER/RICHARDS BETH
1724 SW HERLONG ST
FORT WHITE, FL 32038

2026

07-6S-17-09621-204

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	100		
Interior Floor	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	116,756
FCP	1,920	25	2024	480	57,658
PTO	720	5	2024	36	4,324
UST	408	45	2024	184	22,102
TOTALS	4,020			1,672	200,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
				Heated Area: 972							
					HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,840
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			105,710
TOTAL MARKET VALUE			306,550
SOH/AGL Deduction			3,883
ASSESSED VALUE			302,667
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			251,256
TOTAL JUST VALUE			306,550
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	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						

1724 SW HERLONG ST, FORT WHITE

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

EXTRA FEATURES																
L N	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

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 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							