LOTS 1 & 2 HERLONG ACRES S/D. EX
CO RD R/W TAKEN ORB 1218-2661(PA

FLEMING JAMES R/FLEMING LINDA
5102 SW HERLONG ST
FT WHITE, FL 32038-3916

2027

10-6S-16-03812-001

BUILDING CHARACTERISTICS

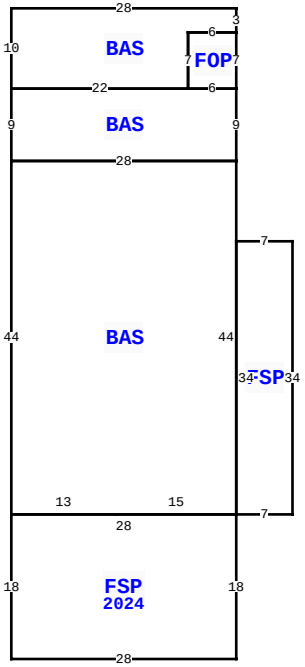
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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		10616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	238	100		238	12,338
BAS	252	100		252	13,064
BAS	1,232	100		1,232	63,867
FOP	42	30		13	674
FSP	238	40		95	4,925
FSP	504	40	2024	202	10,472
TOTALS	2,506			2,032	105,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	2,032	108.0000	86.40	175,565	1985	1985	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2014 Heated Area: 1722 HX Base Yr 2014



5102 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	05/10/2024 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	0070	CARPORT UF	0	100	10	17	170.00	UT	10.00	10.00	100	1993	1993	3	100	1,700	
2	0296	SHED METAL	0	100	8	16	128.00	UT	5.00	5.00	100	1993	1993	3	100	640	
3	0070	CARPORT UF	0	100	10	22	220.00	UT	10.00	10.00	100	1993	1993	3	100	2,200	
4	0296	SHED METAL	0	100	29	17	493.00	UT	5.00	5.00	100	1993	1993	3	100	2,465	
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	14	33	462.00	UT	10.00	10.00	100	1993	1993	3	100	4,620	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	100	16	16	256.00	UT	5.00	5.00	100	1993	1993	3	100	1,280	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
10	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,339
TOTAL MARKET OB/XF VALUE	24,905
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	230,244
SOH/AGL Deduction	90,606
ASSESSED VALUE	139,638
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,227
TOTAL JUST VALUE	230,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,877

BLDG:2:1: NOBILITY /KINGSWOOD (RP'D-WALTER BROWN
XFOB:4:1: 1994 NOBILITY/KINGSWOOD MH
XFOB:3:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045854	Screen Enclosure	22,240	11/04/2022
000044562	Roof Replacement	13,903	05/31/2022
7909	M H	100	12/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1212	10/29/2004	WD	Q	I		150,000
GRANTOR: WALTER H & RITA J BRO						
GRANTEE: JAMES R & LINDA FLE						
0529/0642	1/01/1984	AG	Q	V	01	15,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S44 E13 E15 N44 $
BAS=[ORIG=0,0] N9 W6 W22 S9 E28 $
FSP=[ORIG=0,44] E7 N34 W7 S34 $
BAS=[ORIG=-6,-9] N7 E6 N3 W28 S10 E22 $
FOP=[ORIG=0,-9] N7 W6 S7 E6 $
FSP=[YR=2024;ORIG=-28,44] E28 S18 W28 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,905

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/28/2026 BY robin Total Acres: 9.83 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS