

(AKA PART OF LOT 10 CUMORAH HILL
 BEG SW OR OF SE1/4, RUN N 1164.4
 FT, E 60 FT, S 628.63 FT, SE 673

NEFF DEBORAH P/NEFF DAVID
 374 SW HEATHROW GLN
 FORT WHITE, FL 32038

2026

24-6S-16-03934-110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
TOTALS	1,740		159,812

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,740	113.9000	109.34	190,252	2017	2017	0	0	16.00	84.00		
3 MANUF 1 100% - 2015 Heated Area: 1740 HX Base Yr 2015													
412 SW HEATHROW GLN, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2024 MLU	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				159,812	
TOTAL MARKET OB/XF VALUE				21,800	
TOTAL LAND VALUE - MARKET				166,500	
TOTAL MARKET VALUE				205,714	
SOH/AGL Deduction				87,383	
ASSESSED VALUE				118,331	
TOTAL EXEMPTION VALUE				HX HB SX 101,411	
BASE TAXABLE VALUE				16,920	
TOTAL JUST VALUE				348,112	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				348,520	
PERMIT NUM				DESCRIPTION	
36109				12182017	
				AMT	
				ISSUED	
10403				M H	
				375	
				125	
				01/02/2018	
				11/02/1995	
SALES DATA					
OFF RECORD Number		DATE		TYPE INST	
1389/0835		7/17/2019		WD U	
				Q V / I / RSN CD	
				30	
				SALE PRICE	
				100	
GRANTOR: DEBORAH P NEFF					
GRANTEE: DEBORAH P NEFF & DA					
1172/0942		5/01/2009		WD Q I 01	
				150,000	
GRANTOR: JAMES L & MARY E HARV					
GRANTEE: DEBORAH P NEFF					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W58 S30 E58 N30\$.					

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
1	0327	STABLES-SM	0	100	39	60	1.00	UT	0.00	100	1998	1998	3	100	6,000	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	800	
3	0011	BARN, BLK A	0	100	30	18	1.00	UT	0.00	100	1975	1975	3	100	8,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF 21,800																

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	14.65	AC		1.00	1.00	1.00	280.00	280.00	4,102							
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	14.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	146,500							