LOT 22 ARROW WOOD S/D.
841-816, DC 1169-1134, WD 1330
-1973, WD 1360-1112, LE 1370-

NEUMANN CHERYL G
448 SW LIME WAY
FORT WHITE, FL 32038

**2027**

**36-6S-16-04096-012**

## BUILDING CHARACTERISTICS

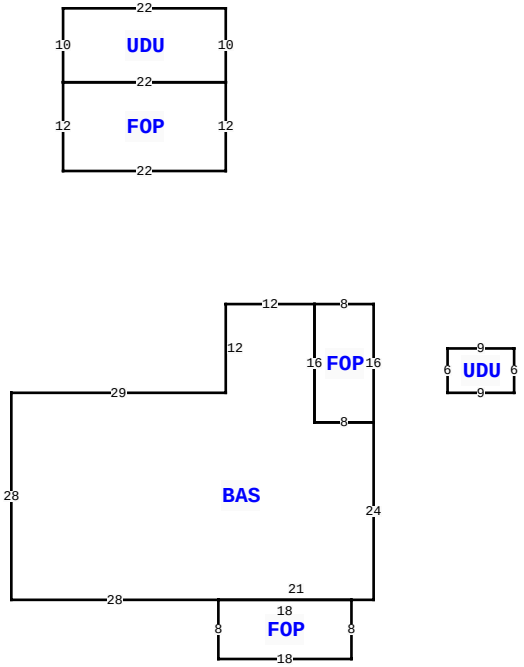
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 36616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,484 | 100 | | 1,484 | 120,835 |
| FOP | 128 | 30 | | 38 | 3,094 |
| FOP | 144 | 30 | | 43 | 3,501 |
| FOP | 264 | 30 | | 79 | 6,433 |
| UDU | 54 | 55 | | 30 | 2,443 |
| UDU | 220 | 55 | | 121 | 9,852 |
| TOTALS | 2,294 | | | 1,795 | 146,158 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,795 | 109.6620 | 120.63 | 216,531 | 1999 | 1999 | 0 | 0 | 0 | 32.50 | 67.50 |

1 SINGLE FAM 100% - 2018 Heated Area: 1484 HX Base Yr 2018




448 SW LIME WAY, 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 | 0021 | BARN,FR AE | 0 | 100 | 24 | 36 | 864.00 | UT | 3.50 | 3.50 | 100 | 1999 | 1999 | 3 | 100 | 3,024 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 30 | 80 | 2,800.00 | UT | 15.00 | 15.00 | 75 | 2018 | 2018 | 3 | 75 | 31,500 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,584 |
| TOTAL MARKET OB/XF VALUE | | 36,124 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 309,838 |
| SOH/AGL Deduction | | 62,568 |
| ASSESSED VALUE | | 247,270 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 195,859 |
| TOTAL JUST VALUE | | 309,838 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,623 |

PRCL:0:4: NO PORT PER 2018 APP,JH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20784 | SFR | 133 | 06/10/2003 |
| 15629 | SFR | 265 | 06/08/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1370/1471 | 10/05/2018 | LE | U | I | 14 | 100 |
| GRANTOR: CHERYL G NEUMANN (LIF | | | | | | |
| GRANTEE: BRIAN A BIRHANZL (R | | | | | | |
| 1360/1112 | 1/31/2017 | WD | U | I | 11 | 100 |
| GRANTOR: THOMAS JOEL GLENN JR | | | | | | |
| GRANTEE: CHERYL G NEUMANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S28 E28 FOP= S8 E18 N8 W18$ E21 N24 FOP= N16 W8 S16 E8$ W8 N16 W12 S12$ PTR= N30 FOP= N12 UDU= N10 W22 S10 E22$ W22 S12 E22$ S30$ PTR= E30 UDU= E9 N6 W9 S6$ W30$.

## LAND DESCRIPTION

TOTAL OB/XF 36,124

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |

REVIEW DATE 05/19/2026 BY NH Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

LOT 22 ARROW WOOD S/D.
841-816, DC 1169-1134, WD 1330
-1973, WD 1360-1112, LE 1370-

NEUMANN CHERYL G
448 SW LIME WAY
FORT WHITE, FL 32038

**2027**

**36-6S-16-04096-012**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 36616.010 | 1.00/ |

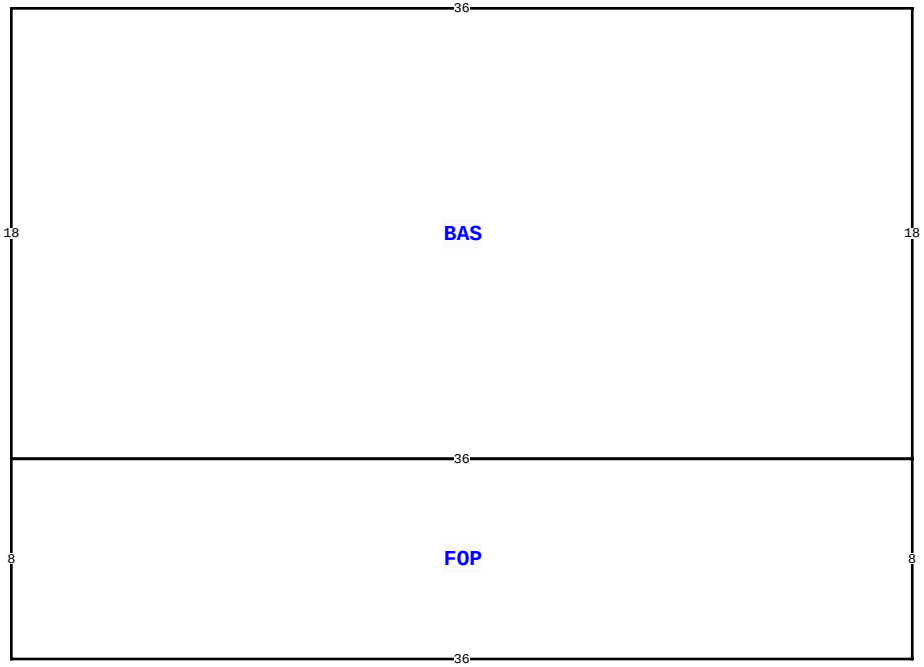
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 648 | 100 | | 648 | 55,111 |
| FOP | 288 | 30 | | 86 | 7,315 |
| TOTALS | 936 | | | 734 | 62,426 |

448 SW LIME WAY, FORT WHITE

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 734 | 104.8340 | 115.32 | 84,645 | 2004 | 2004 | 0 | 0 | 0 | 26.25 | 73.75 |

2 SINGLE FAM 0% - 2018 Heated Area: 648 HX Base Yr 2018




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| 1360/1112 | 1/31/2017 | WD | U | I | 11 | 100 |
| GRANTOR: THOMAS JOEL GLENN JR | | | | | | |
| GRANTEE: CHERYL G NEUMANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 S18 FOP= S8 E36 N8 W36$ E36 N18$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/19/2026 BY NH Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS