

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

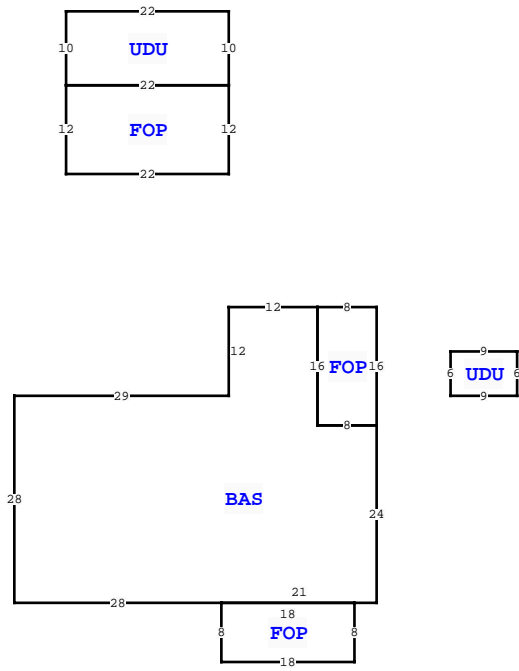
2026

36-6S-16-04096-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,484	100	
FOP	128	30	
FOP	144	30	
FOP	264	30	
UDU	54	55	
UDU	220	55	
TOTALS	2,294		

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%	- 2018		Heated Area: 1484					HX Base Yr 2018	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				212,369	
TOTAL MARKET OB/XF VALUE				36,124	
TOTAL LAND VALUE - MARKET				65,130	
TOTAL MARKET VALUE				313,623	
SOH/AGL Deduction				70,606	
ASSESSED VALUE				243,017	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				191,606	
TOTAL JUST VALUE				313,623	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				302,426	
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 / V / I / CD	RSN	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\$.					

EXTRA FEATURES															BLD DATE			LGL DATE											
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	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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													
TOTALS															1,795			148,812			448 SW LIME WAY, FORT WHITE			05/06/2026			MLU		

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

