

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

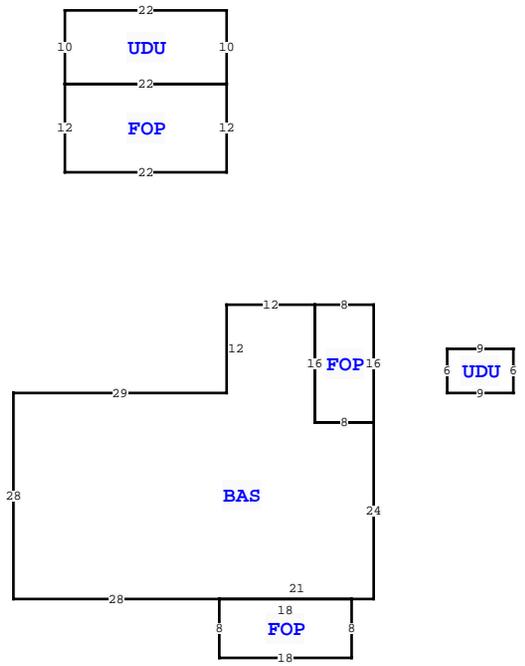
2026

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 Floor	14	CARPET 90	
Interior Floor	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	
Architectural	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			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			212,369
TOTAL MARKET OB/XF VALUE			36,124
TOTAL LAND VALUE - MARKET			50,100
TOTAL MARKET VALUE			298,593
SOH/AGL Deduction			55,576
ASSESSED VALUE			243,017
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			191,606
TOTAL JUST VALUE			298,593
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	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						

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
1	0021	BARN,FR AE	0	100	24	36		864.00	UT	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	1,200	
3	0031	BARN,MT AE	0	100	30	80		2,800.00	UT	15.00	15.00	75	2018	31,500	
4	0070	CARPORT UF	0	100	0	0		1.00	UT	0.00	0.00	100	2018	400	

BUILDING NOTES			
BLD DATE		LGL DATE	05/13/2024
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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																								
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	10,000.00	10,000.00	50,100							

