

LOT 23 ARROW WOOD INCLUDING
THAT PORTION N OF RD IN
01-7S-16.

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

2026

36-6S-16-04096-013



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,350 TOTAL LAND VALUE - MARKET 50,100 TOTAL MARKET VALUE 60,450 SOH/AGL Deduction 1,407 ASSESSED VALUE 59,043 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 59,043 TOTAL JUST VALUE 60,450 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 60,450 XFOB:1:1: PINEMANOR M H																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000045676 Electrical Servic 0 10/13/2022 000044718 Mobile Home 06/21/2022																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1370/1471</td> <td>10/05/2018</td> <td>LE U</td> <td>I</td> <td>14</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: CHERYL G NEWMANN (LIF) GRANTEE: BRIAN A BIRHANZL (R) 1360/1201 5/15/2018 WD Q I 01 75,000 GRANTOR: KENNETH & PAULINE ROR GRANTEE: CHERYL G NEUMANN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1370/1471	10/05/2018	LE U	I	14		100
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TOTALS EXTRA FEATURES										378 SW LIME WAY, FORT WHITE <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>05/13/2024</td> </tr> <tr> <th>XF DATE</th> <th>LAND DATE</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	LGL DATE		05/13/2024	XF DATE	LAND DATE			INC DATE	AG DATE														
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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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																											
2	0040	BARN, POLE	0	0	20	24	480.00	UT	2.50	2.50	100	1993	1993	3	100	1,200																											
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																											
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800																											
LAND DESCRIPTION TOTAL OB/XF 10,350																																											
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	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000																										
2	9900	C	AC NON-AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100																										
REVIEW DATE 10/17/2022 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 03/27/2026 BY SYS																																											