BEG SW COR OF NE1/4, RUN N 400 F
S 1499.49 FT TO N EDGE OF SANTA
ALONG RIVER 296 FT, N 1108.34 FT

LANGELIER JOHN KIRBY LIVING TRUST
542 SW LANGELIER DR
FT WHITE, FL 32038

2027

36-7S-16-04351-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

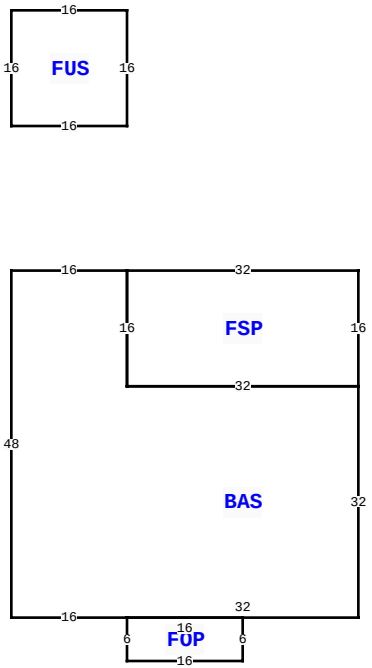
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	175,613
FOP	96	30		29	2,842
FSP	512	40		205	20,090
FUS	256	100		256	25,087
TOTALS	2,656			2,282	223,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	120.3867	132.43	302,205	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2002 Heated Area: 2048 HX Base Yr 2002



542 SW LANGELIER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,632
TOTAL MARKET OB/XF VALUE		8,520
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		362,152
SOH/AGL Deduction		141,544
ASSESSED VALUE		220,608
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		164,197
TOTAL JUST VALUE		362,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14401	SFR	295	08/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0291	7/02/2014	WD	U	I	11	100

GRANTOR: JOHN KIRBY LANGELIER

GRANTEE: JOHN KIRBY LANGELIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S48 E16 FOP= S6 E16 N6 W16$ E32 N32 FSP= N16 W32 S16 E32$ W32 N16 PTR= N20 FUS= N16 W16 S16 E16$ S20$.

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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1999	1999	3	100	700	
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	0084	DOCK-RIVER	0	100	4	80	320.00	UT	14.50	14.50	100	1999	1999	3	40	1,856	
4	0166	CONC,PAVMT	0	100	8	30	240.00	UT	2.00	2.00	100	1999	1999	3	100	480	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
8	0060	CARPORT F	0	100	32	32	1,024.00	UT	3.50	3.50	100	2010	2010	3	100	3,584	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,520

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	0132	C	SFR RIVER	100		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	130,000							

REVIEW DATE 07/14/2015 BY DF Total Acres: 10.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS