

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

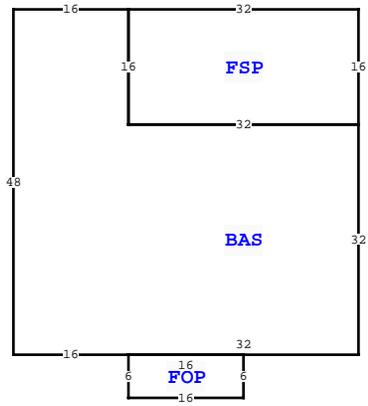
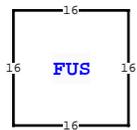
2026

36-7S-16-04351-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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
Architectural	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
BAS	1,792	100	
FOP	96	30	
FSP	512	40	
FUS	256	100	
TOTALS	2,656		

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%	- 2002								
Heated Area: 2048						HX Base Yr 2002					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		231,755	
TOTAL MARKET OB/XF VALUE		8,520	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		370,275	
SOH/AGL Deduction		156,092	
ASSESSED VALUE		214,183	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		157,772	
TOTAL JUST VALUE		370,275	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,282	

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															542 SW LANGELIER DR, FORT WHITE		
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	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									
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	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							