(AKA LOT 5 OF AN UNRECORDED S/D
SW COR OF NE1/4, RUN N 400 FT TO
FT EASEMENT, RUN S 79 DEG E ALON

FEY FREDERICK W/FLEMING KATHRYN M
272 SW LANGELIER DR
FORT WHITE, FL 32038

2027

36-7S-16-04351-003

BUILDING CHARACTERISTICS

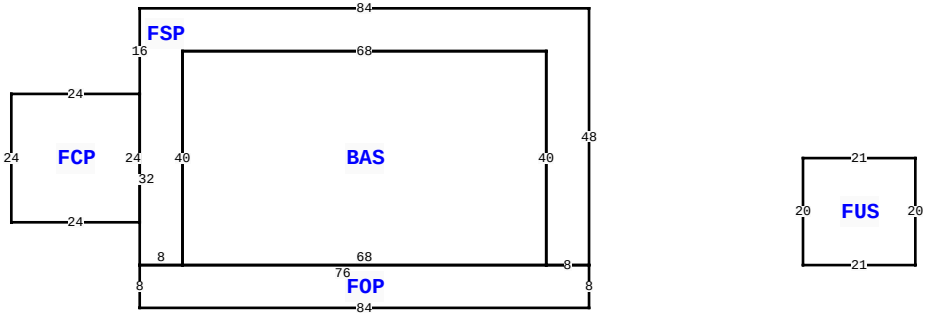
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	07	07
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	2,720	100		2,720	380,068
FCP	576	25		144	20,122
FOP	672	30		202	28,225
FSP	1,312	40		525	73,359
FUS	420	100		420	58,687
TOTALS	5,700			4,011	560,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,011	135.1350	148.65	596,235	2020	2019	0	0	0	6.00	94.00

3 SINGLE FAM 100% - 2007 Heated Area: 3140 HX Base Yr 2007



272 SW LANGELIER DR, FORT WHITE

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

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	0084	DOCK-RIVER	0	100	10	20	200.00	UT	14.50	14.50	100	2003	2003	3	40	1,160	
2	0031	BARN,MT AE	0	100	30	36	1,080.00	UT	12.00	12.00	100	2008	2008	3	100	12,960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	22	30	660.00	UT	5.00	5.00	100	2008	2008	3	100	3,300	
5	0070	CARPORT UF	0	100	20	50	1,000.00	UT	1.50	1.50	100	2010	2010	3	100	1,500	
6	0263	PRCH,USP	0	100	14	24	336.00	UT	15.00	15.00	100	2010	2010	3	100	5,040	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 33,560

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	0100	C	SFR	100		00	0.00	0.00	10.60	AC		1.00	1.00	1.00	13,000.00	13,000.00	137,800							

REVIEW DATE 12/03/2019 BY HC Total Acres: 10.60 Total Land Value: 137,800 Market: 0 Agricultural: 0 Common: 137,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	560,461
TOTAL MARKET OB/XF VALUE	34,060
TOTAL LAND VALUE - MARKET	137,800
TOTAL MARKET VALUE	732,321
SOH/AGL Deduction	125,688
ASSESSED VALUE	606,633
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	555,222
TOTAL JUST VALUE	732,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36473	SFR	1,920	03/20/2018
36232	TR/TRAILER	0	01/23/2018
14278	PUMP/UTPOL	30	07/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/2492	12/13/2006	WD	Q	V	01	100
GRANTOR: FREDERCIK W FEY						
GRANTEE: FREDERICK W FEY & K						
1104/2485	12/13/2006	WD	Q	V	01	100
GRANTOR: FREDERICK W FEY FAMIL						
GRANTEE: FREDERICK W FEY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N48 W84 S16 FCP= W24 S24 E24 N24$ S32 E8 N40 E68 S40E8$
FOP= W8 BAS= N40 W68 S40 E68$ W76 S8 E84 N8 $ PTR= E40 FUS=
E21 N20 W21 S20$ W40$.

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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

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