



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										
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,600 <b>TOTAL LAND VALUE - MARKET</b> 130,650 <b>TOTAL MARKET VALUE</b> 135,250 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 135,250 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 135,250 <b>TOTAL JUST VALUE</b> 135,250 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 135,250											
DOR CODE 0700 MISC IMPROVED																												
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																							
TOTALS																												
<b>EXTRA FEATURES</b>						178 SW LANGEЛИER 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500												
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100												
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40330	ELECTRICAL	0	08/10/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1495/1705	7/07/2023	QC	U	I	11	100			
GRANTOR: MCMAHEN HARRY W									
GRANTEE: MCMAHEN FAMILY REVO									
0623/0734	5/15/1987	WD	U	V		42,500			
GRANTOR: KIRKLAND J RALPH									
GRANTEE: MCMAHEN HARRY W									

BUILDING NOTES									

BUILDING DIMENSIONS									

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	CONSVR		
1	9510	C	RIVER	0		00	0.00	0.00	10.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	130,650									