COMM SW COR OF NE1/4, N 400 FT,
FOR POB, CONT SE 270.51 FT, S 17
BANK OF SANTA FE RIVER W'LY ALON

MCMAHEN FAMILY REVOCABLE TRUST DATED JULY 7, 2023
792 ANDOVER CIR
WINTER SPRINGS, FL 32708-6111

**2026**

**36-7S-16-04351-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

178 SW LANGELIER DR, FORT WHITE

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 4,600 |
| TOTAL LAND VALUE - MARKET | 130,650 |
| TOTAL MARKET VALUE | 135,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 135,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 135,250 |
| TOTAL JUST VALUE | 135,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,250 |

| 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

### 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 | 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 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,600

| 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 | 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 | | | | | | | |

REVIEW DATE 09/28/2020 BY BC Total Acres: 10.05 Total Land Value: 130,650 Market: 0 Agricultural: 0 Common: 130,650 PRINTED 05/11/2026 BY SYS