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

2027

36-7S-16-04351-004

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	

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	

COLUMBIA COUNTY PROPERTY

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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

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 11/17/2026 BY SYS