

COMM SW COR OF NE1/4, RUN N 400  
 FT FOR POB, CONT SE 210 FT, S 15  
 EDGE OF SANTA FE RIVER, W'LY ALO

KORN ROBERT A/KORN STACEY L  
 P O BOX 1501  
 HIGH SPRINGS, FL 32655-1501

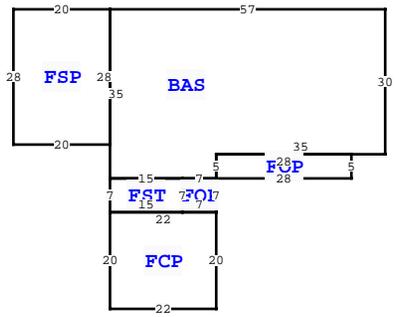
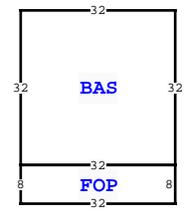
**2026**

36-7S-16-04351-007

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,370	105.8300	120.65	406,590	1968	1985	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2001 Heated Area: 2844 HX Base Yr 2001



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	80,305
BAS	1,820	100		1,820	142,729
FCP	440	25		110	8,627
FOP	49	30		15	1,177
FOP	140	30		42	3,294
FOP	256	30		77	6,039
FSP	560	40		224	17,567
FST	105	55		58	4,549
<b>TOTALS</b>	<b>4,394</b>			<b>3,370</b>	<b>264,284</b>

102 SW LANGELEIER DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			264,284
TOTAL MARKET OB/XF VALUE			1,398
TOTAL LAND VALUE - MARKET			95,550
TOTAL MARKET VALUE			361,232
SOH/AGL Deduction			100,426
ASSESSED VALUE			260,806
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			209,395
TOTAL JUST VALUE			361,232
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046367	Roof Replacement	16,000	01/25/2023
25903	SFR	332	06/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/0173	8/30/2000	WD	Q	I		113,600

GRANTOR: ROBEY  
 GRANTEE: ROBERT & STACEY KOR  
 0654/0494 6/03/1988 WD Q I 01 100  
 GRANTOR: J RALPH KIRKLAND  
 GRANTEE: SANCY K ROBEY & J R

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 FSP= W20 S28 E20 N28\$ S35 FST= S7 FCP= S20 E22 N20 W22\$ E15 N7 W15\$ E15 FOP= S7 E7 N7 W7\$ E7 FOP= E28 N5 W28 S5\$ N5 E35 N30\$ PTR= N40 BAS= N32 W32 S32 E32\$ FOP= W32 S8 E32 N8\$ S40\$.	

EXTRA FEATURES																
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	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	500	
4	0084	DOCK-RIVER	0	100	10	12	120.00	UT	14.50	20	2010	2010	3	20	348	

LAND DESCRIPTION		TOTAL OB/XF													1,398									
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	7.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	95,550							