

BEG SW COR OF E1/2 OF NW1/4, RUN 1090.20 FT, N 59 DEG E 670 FT TO OF 30 FT EASEMENT, S ALONG WEST

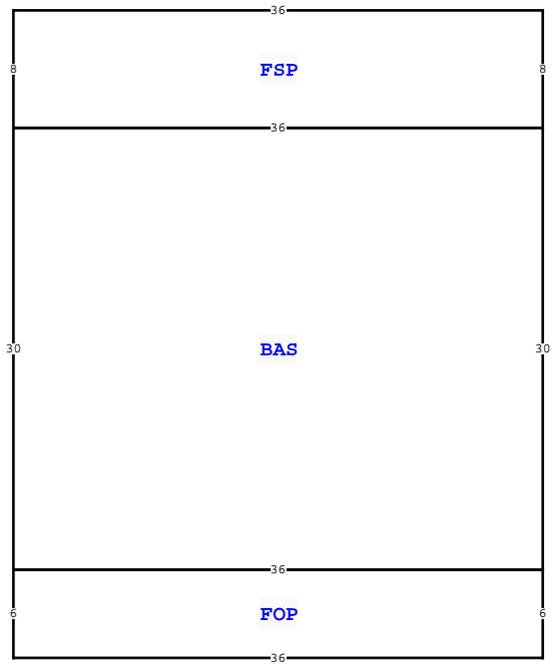
RAFAEL ADRIANA
712 SW LANGELEIR DR
FT WHITE, FL 32038

2026

36-7S-16-04351-017
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
FOP	216	30	
FSP	288	40	
TOTALS	1,584		
		1,260	180,938

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,260	135.4500	154.41	194,557	2018	2018	0	0	0	7.00	93.00		
1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,938	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		156,000	
TOTAL MARKET VALUE		201,856	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,856	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,856	
TOTAL JUST VALUE		336,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35451	SFR	590	06/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0152	7/12/2016	WD Q	V	01		44,000
GRANTOR: JOHN E FRANKENHOUSER						
GRANTEE: ADRIANA RAFAEL						
1234/1104	3/03/2012	WD U	V	30		184,000
GRANTOR: ROBERT LUMSDEN & ROBE						
GRANTEE: JOHN E FRANKENHAUSE						

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

TOTAL OB/XF														0			
664 SW LANGELEIR DR, FORT WHITE																	
														MLU SF			
														05/07/2026			
														09/16/2024			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= N30 FSP= N8 W36 S8 E36\$ W36 S30 FOP= S6 E36 N6 W36\$ E36\$.													

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	DPHT 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	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000										
2	5600	A	TIMBER 3	0		00	0.00	0.00	17.50	AC		1.00	1.00	1.00	281.00	281.00	4,918										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	140,000										