COMM AT SW COR OF NE1/4, N 400 F
FOR POB, CONT SE 200.90 FT, S 15
BANK OF SANTA FE RIVER W'LY ALON

PRESTON WILLIAM F/PRESTON JEANETTE B
202024 NW COUNTY ROAD 236
HIGH SPRINGS, FL 32643

2027

36-7S-16-04351-027

BUILDING CHARACTERISTICS

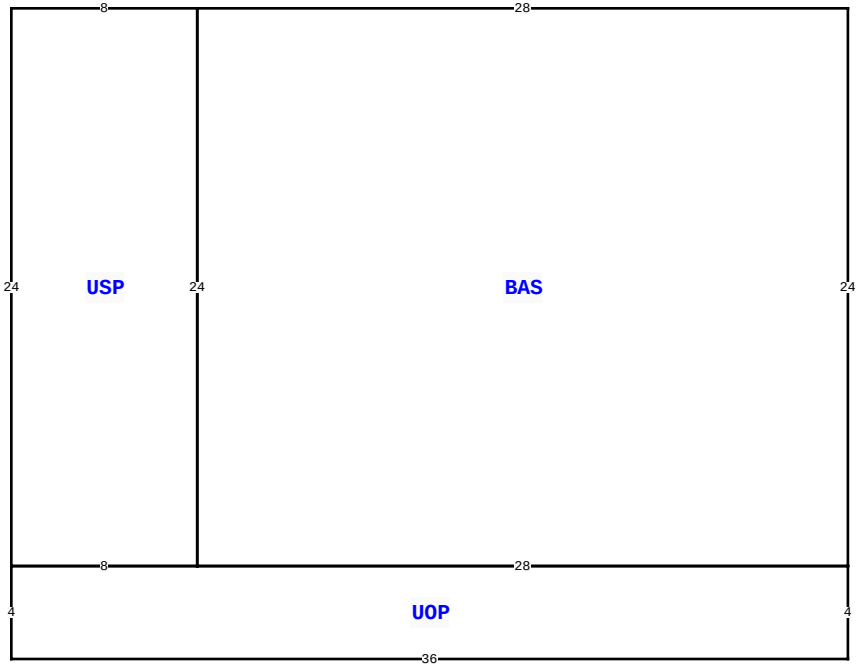
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	672	100		672	49,354
UOP	144	20		29	2,130
USP	192	35		67	4,921
TOTALS	1,008			768	56,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	102.7140	112.99	86,776	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 672 HX Base Yr



106 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	0040	BARN,POLE	0	0	30	21	630.00	UT	2.50	2.50	30	2010	2010	3	30	473	
2	0020	BARN,FR	0	0	24	24	1,152.00	UT	10.00	10.00	50	2010	2010	3	50	5,760	
3	0261	PRCH, UOP	0	0	14	24	336.00	UT	7.00	7.00	50	2010	2010	3	50	1,176	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,404
TOTAL MARKET OB/XF VALUE	7,409
TOTAL LAND VALUE - MARKET	96,850
TOTAL MARKET VALUE	160,663
SOH/AGL Deduction	0
ASSESSED VALUE	160,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,663
TOTAL JUST VALUE	160,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/996	2/29/2024	WD	Q	I	01	199,000
GRANTOR: SIMMS DALE						
GRANTEE: PRESTON WILLIAM F						
1508/1876	2/13/2024	PR	U	I	19	0
GRANTOR: FRANKENHAUSER DONNA K						
GRANTEE: SIMMS DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= W8 S24 E8 N24$ S24 UOP= W8 S4 E36 N4 W28$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,409

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	0132	C	SFR RIVER	0		00	0.00	0.00	7.45	AC		1.00	1.00	1.00	13,000.00	13,000.00	96,850							

REVIEW DATE 03/07/2024 BY TP Total Acres: 7.45 Total Land Value: 96,850 Market: 0 Agricultural: 0 Common: 96,850 PRINTED 11/17/2026 BY SYS