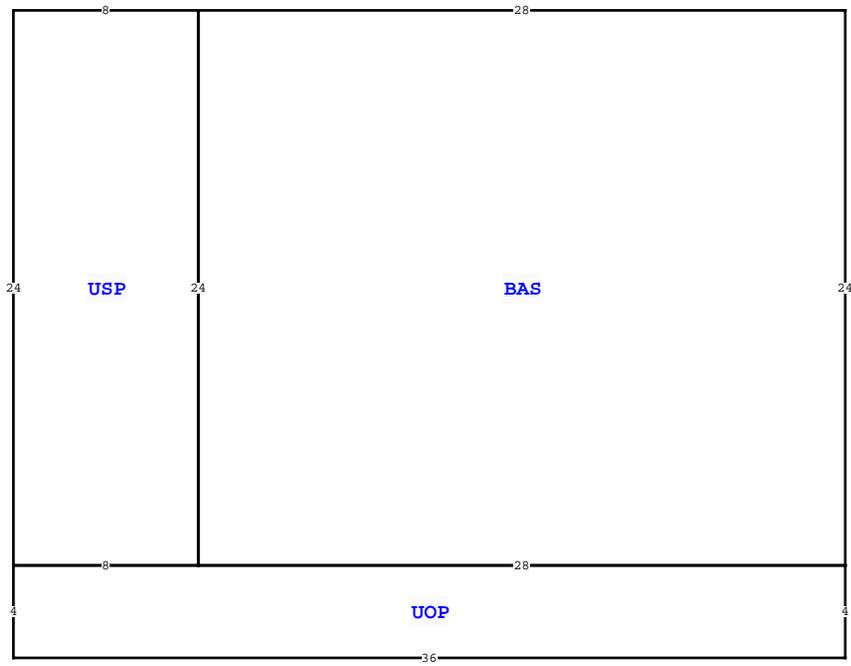


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	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
BAS	672	100	
UOP	144	20	
USP	192	35	
TOTALS	1,008		768

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 672 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	50,250
UOP	144	20		29	2,168
USP	192	35		67	5,010

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				57,428		
TOTAL MARKET OB/XF VALUE				7,409		
TOTAL LAND VALUE - MARKET				96,850		
TOTAL MARKET VALUE				161,687		
SOH/AGL Deduction				0		
ASSESSED VALUE				161,687		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				161,687		
TOTAL JUST VALUE				161,687		
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\$.						

EXTRA FEATURES		106 SW LANGELEIR DR, FORT WHITE															
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	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	

TOTAL OB/XF														7,409	
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LAND DESCRIPTION																								
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	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																							
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