BEG SW COR OF E1/2 OF NW1/4, RUN
1282.73 FT S 150 FT ALONG THE WE
EASEMENT, S 59 DEG W 670 FT, S 3

RAFAEL JOSEF/RAFAEL ADRIANA
712 SW LANGELIER DR
FORT WHITE, FL 32038

2027

36-7S-16-04351-033

BUILDING CHARACTERISTICS

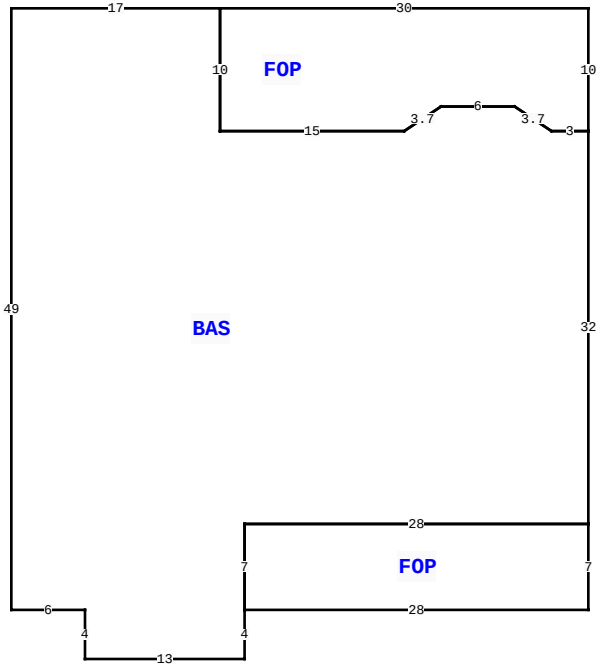
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100		1,877	261,475
FOP	196	30		59	8,219
FOP	282	30		85	11,841
TOTALS	2,355			2,021	281,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	136.1745	149.79	302,726	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1877 HX Base Yr 2019



712 SW LANGELIER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/16/2024 SF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,535
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		157,040
TOTAL MARKET VALUE		303,689
SOH/AGL Deduction		68,411
ASSESSED VALUE		235,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,867
TOTAL JUST VALUE		439,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35450	SFR	823	06/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0166	7/12/2016	WD	Q	V	01	44,000

GRANTOR: JOHN E FRANKENHOUSER

GRANTEE: JOSEF & ADRIANA RAF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S49 E6 S4 E13 N4 FOP= E28 N7 W28 S7$ N7 E28 N32 FOP= N10 W30 S10 E15 R3 U2 E6 D2 R3 E3$ W3 L3 U2 W6 D2 L3 W15 N10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		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	17.63	AC		1.00	1.00	1.00	281.00	281.00	4,954							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.63	AC		1.00	1.00	1.00	8,000.00	8,000.00	141,040							

REVIEW DATE 01/29/2018 BY HC Total Acres: 19.63 Total Land Value: 20,954 Market: 141,040 Agricultural: 4,954 Common: 16,000 PRINTED 11/17/2026 BY SYS