

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

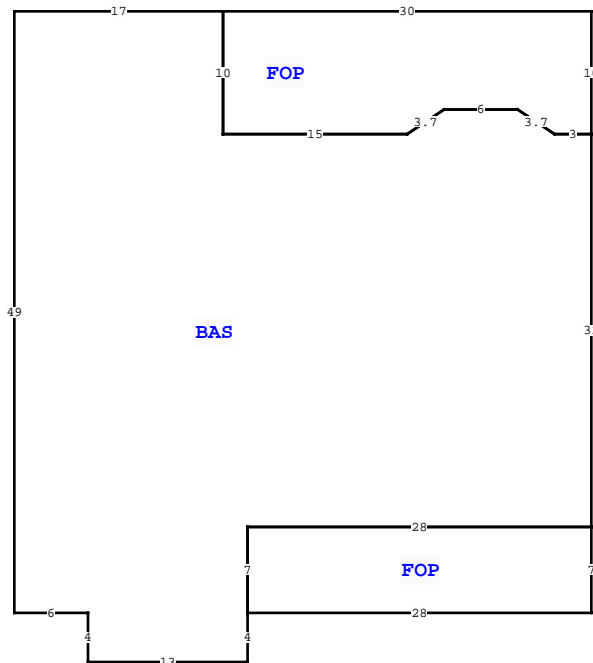
RAFAEL JOSEF/RAFAEL ADRIANA 712 SW LANGEЛИER DR FORT WHITE, FL 32038

2026

36-7S-16-04351-033

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN 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		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual 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	1,877	100	
FOP	196	30	
FOP	282	30	
TOTALS	2,355		
		2,021	286,666

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	152.52	308,243	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 1877 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			286,666
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			157,040
TOTAL MARKET VALUE			308,820
SOH/AGL Deduction			80,250
ASSESSED VALUE			228,570
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			177,159
TOTAL JUST VALUE			444,906
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,728

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	Q	V	01	44,000

GRANTOR: JOHN E FRANKENHOUSER
GRANTEE: JOSEF & ADRIANA RAF

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

BUILDING NOTES	
712 SW LANGEЛИER DR, FORT WHITE	

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

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	DPH 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							