LOT 3 BLOCK B LANGTREE S/D.

812-2385, 884-1809, DC 1482-1588

WARD GWEN J
2620 EDEN OAKS CV
GREEN COVE SPRINGS, FL 32043

2026

26-4S-15-00401-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

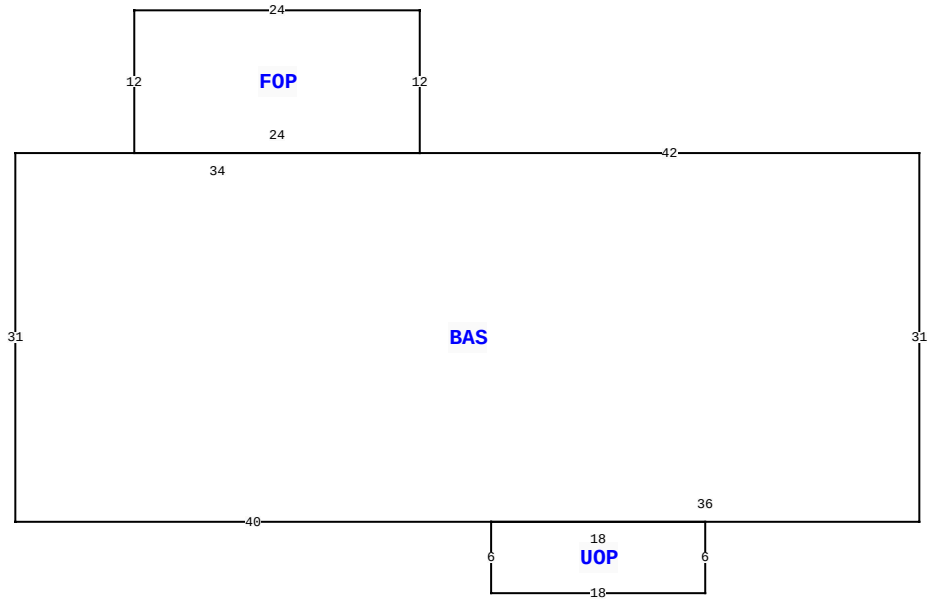
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	194,045
FOP	288	35		101	8,318
UOP	108	25		27	2,224
TOTALS	2,752			2,484	204,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,484	118.4000	111.30	276,469	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 0% - 2025 Heated Area: 2356 HX Base Yr



8160 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,587
TOTAL MARKET OB/XF VALUE	17,784
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	277,371
SOH/AGL Deduction	0
ASSESSED VALUE	277,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,371
TOTAL JUST VALUE	277,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052730	Roof Replacement	14,250	03/27/2025
30742	M H	0	01/24/2013
25498	MAINT/ALTR	70	02/06/2007
11033	M H	125	04/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/2385	11/28/1994	AD	Q	V	01	17,900

GRANTOR: TERRY KELLY

GRANTEE: GERALD R & GWEN WAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FOP= N12 W24 S12 E24$ W34 S31 E40 UOP= S6 E18 N6 W18$ E36 N31$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	12	12	144.00	UT	9.00	9.00	100	2013	2013	3	100	1,296	
5	0296	SHED METAL	0	0	18	24	432.00	UT	9.00	9.00	100	2013	2013	3	100	3,888	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
9	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
10	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

TOTAL OB/XF 16,084

LAND DESCRIPTION

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS

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11	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,700	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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

REVIEW DATE 05/19/2025 BY chuck Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS