

COMM SW COR OF SE1/4 OF NW1/4, R
718.61 FT FOR POB, CONT E 347.96
W 347.96 FT, S 270 FT TO POB.

LANG JOHN D/LANG SHIRLEY ANN
2884 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

26-4S-15-00403-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
TOTALS	924			924	25,037

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.72
2	0700	C	MISC RES	0		A-1	0.00	0.00	1.44

REVIEW DATE 06/29/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	112.9000	67.74	62,592	1997	1997	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
146614BAS66													
171 SW LANGVILLE, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													14,750		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
A-1	0.00	0.00	0.72	AC		1.00	1.00	1.00	14,000.00	14,000.00					
A-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	14,000.00	14,000.00					

Total Acres: 2.16 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,037	
TOTAL MARKET OB/XF VALUE		14,750	
TOTAL LAND VALUE - MARKET		30,240	
TOTAL MARKET VALUE		70,027	
SOH/AGL Deduction		11,962	
ASSESSED VALUE		58,065	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		58,065	
TOTAL JUST VALUE		70,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25286	M H	498	12/06/2006
23723	M H	493	10/17/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/2204	8/01/2012	WD	U	V	11		100
GRANTOR: JENNY C LANG							
GRANTEE: JOHN D LANG & SHIRL							
1218/1955	7/27/2011	WD	U	V	11		100
GRANTOR: JENNY C LANG							
GRANTEE: JENNY C LANG & JOHN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W66 S14 E66 N14\$.									

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