

COMM SW COR OF NW1/4, RUN E
766.13 FT, N 17 DEG W 563.38
FT FOR POB, RUN N 76 DEG E

GIDDENS MARCUS L JR/GIDDENS KATHLEEN
405 NW LANGFORD CT
LAKE CITY, FL 32055

2026

35-2S-16-01867-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	
NEIGHBORHOOD/LOC	35216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	87,104
FCP	410	25		102	6,328
FDU	210	75		158	9,802
FOP	70	35		24	1,489
FOP	280	35		98	6,080
FST	80	55		44	2,730

TOTALS	2,454			1,830	113,533
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0 100	10	130	1,300.00	UT	2.50	2.50
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0040	BARN,POLE	0 100	25	27	675.00	UT	3.00	3.00
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

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	100		00	0.00	0.00	5.04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,830	120.0000	112.80	206,424	1995	2000	0	0	45.00	55.00

1 MANUF 1 100% - 2008

Heated Area: 1404

HX Base Yr 2008

Diagram of building footprint showing dimensions and labels:

- FDU (14x15)
- FOP (14x5)

Diagram of building footprint showing dimensions and labels:

- BAS (52x27)
- FCP (14x27)
- FOP (35x8)
- FST (10x8)

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
19,675											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			113,533
TOTAL MARKET OB/XF VALUE			19,675
TOTAL LAND VALUE - MARKET			35,280
TOTAL MARKET VALUE			168,488
SOH/AGL Deduction			79,807
ASSESSED VALUE			88,681
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			37,959
TOTAL JUST VALUE			168,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,788

SALE:1:7: THIS PRCL IS DEFINITELY SUPPOSED TO KEEP			
SALE:2:1: SALE TOO LOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049989	Electrical Servic	0	05/29/2024
13310	M H	125	11/17/1997
9147	PUMP/UTPOL	30	12/07/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1133/1827	10/15/2007	WD	Q	I		155,000
GRANTOR: ROBERT L WOODS						
GRANTEE: MARCUS L JR & KATHL						
1078/1472	3/24/2006	WD	Q	I		153,500
GRANTOR: DAVID & CHERYL BRIDGE						
GRANTEE: ROBERT L WOODS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S27 E17FOP= S8 E35 N8 W35\$ E35 FCP= S8 E14 N27 FST= N8 W10 S8 E10\$ W10 N8 W4S27\$ N27\$ PTR= N30 FOP= N5 FDU= N15 W14 S15 E14\$ W14 S5 E14\$ S30\$.									