

COMM SW COR OF SW1/4 OF NW1/4
RUN E 304.59 FT TO E R/W OF RR
N 31 DEG W 613.13 FT TO POB,

LEE STEVEN LENTON
118 NW LANGFORD CT
LAKE CITY, FL 32055

2026

35-2S-16-01873-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	35216.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	858	100
FOP	176	30
FST	128	55
USP	224	35
TOTALS	1,386	1,059

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	108.3342	121.33	128,488	1972	1972	0	0	0	35.00	65.00

2 SINGLE FAM

0% - 0

Heated Area: 858

HX Base Yr

14

8

16

16

16

16

14

8

39

36

8

8

22

22

USP

FST

BAS

FOP

BLD DATE

LGL DATE

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE				83,517			
TOTAL MARKET OB/XF VALUE				5,850			
TOTAL LAND VALUE - MARKET				18,445			
TOTAL MARKET VALUE				107,812			
SOH/AGL Deduction				0			
ASSESSED VALUE				107,812			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				107,812			
TOTAL JUST VALUE				107,812			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				107,812			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,833.00	1,833.00	50	0
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023
TOTAL OB/XF 5,850												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	2.17	AC		1.00
TOTAL ADJ 1.00												
UNIT PRICE 8,500.00												
ADJ UNIT PRICE 8,500.00												
LAND VALUE 18,445												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												