

LOT 141 UNIT 21 THREE RIVERS EST  
 PB 880-1150 THRU 1157, 911-1793,

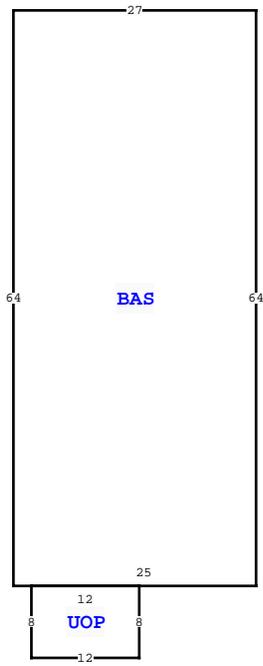
LANGFORD HERSHEL A/LANGFORD EDITH C  
 P O BOX 251  
 FORT WHITE, FL 32038-0251

**2026**

00-00-00-01379-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	100000.21 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
UOP	96	25	
TOTALS	1,824		
			1,752
			104,984

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	-	2002							Heated Area:	1728
												HX Base Yr	2002



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,984
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			133,184
SOH/AGL Deduction			90,771
ASSESSED VALUE			42,413
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,413
TOTAL JUST VALUE			133,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/2183	11/27/2001	WD	Q	I		53,000
GRANTOR: HARRY DICKS						
GRANTEE: HERSHEL A & EDITH L						
0925/1846	4/30/2001	WD	Q	V	06	13,000
GRANTOR: J L DICKS						
GRANTEE: HARRY DICKS (BROTHER)						

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	0		1.00	UT 1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S64 E2 UOP= S8 E12 N8 W12\$ E25 N64\$.	

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	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							