LOT 5 HIGHLAND FARMS S/D.

754-1796, WD 1080-1410, AG 1080-

LANGENHEIM EDYTHE P
5010 NE WALDO RD #26
GAINESVILLE, FL 32609

2027

06-6S-17-09615-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

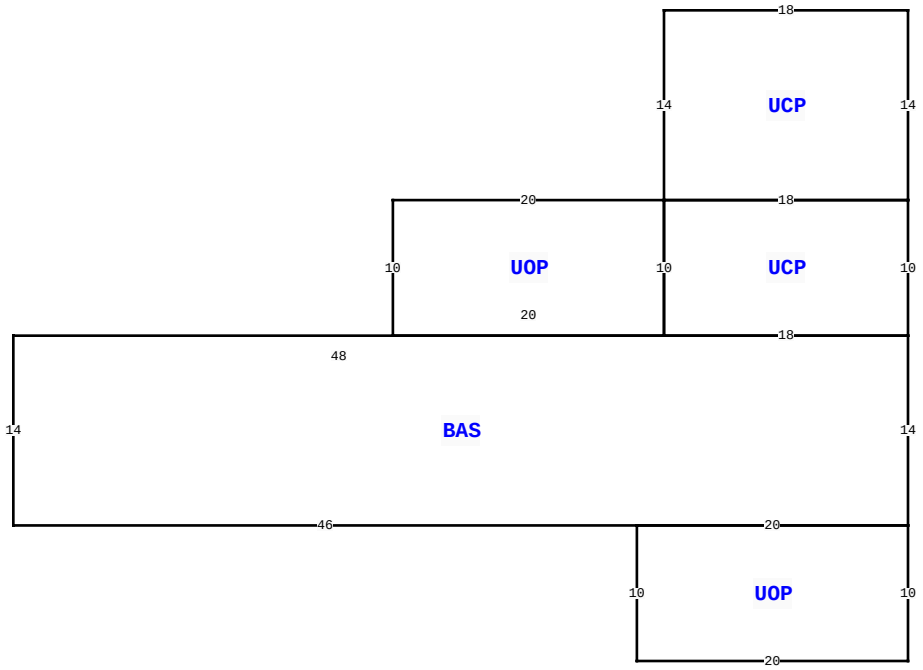
NEIGHBORHOOD/LOC 6617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,940
UCP	180	20		36	777
UCP	252	20		50	1,079
UOP	200	25		50	1,079
UOP	200	25		50	1,079
TOTALS	1,756			1,110	23,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,110	89.9100	53.95	59,884	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



554 SW NORMA JEAN GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,954
TOTAL MARKET OB/XF VALUE	30,920
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	119,874
SOH/AGL Deduction	6,441
ASSESSED VALUE	113,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,433
TOTAL JUST VALUE	119,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,874

SALE:1:1: LOT 5 HIGHLAND FARMS

LAND:1:1: 5.00 AC

XFOB:1:1: VIND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0222	2/07/2014	QC	U	I	11	100
GRANTOR: BRUCE E POPE						
GRANTEE: EDYTHE P LANGENHEIM						
1080/1410	2/17/2006	WD	U	I	08	40,000
GRANTOR: EDYTHE POPE & MICHAEL						
GRANTEE: BRUCE E POPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W20 S10 E20$ W48 S14 E46 UOP= S10 E20 N10 W20$ E20 N14$ UCP= N10 UCP= N14 W18 S14 E18$ W18 S10 E18$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	6,000.00	UT	3.00	3.00	100	2008	2008	3	100	18,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	50	2008	2008	3	50	200	
7	0255	MBL HOME S	0	0	12	60	720.00	UT	1.00	1.00	100	2008	2008	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 30,920

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/03/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS