

LOT 5 HIGHLAND FARMS S/D.  
754-1796, WD 1080-1410, AG 1080-

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

**2026**

06-6S-17-09615-105  
COLUMBIA COUNTY PROPERTY

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 Floor	14	CARPET 90
Interior Floor	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
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	56.64	62,870	1977	1977	0	0	60.00	40.00

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,934
UCP	180	20		36	816
UCP	252	20		50	1,133
UOP	200	25		50	1,133
UOP	200	25		50	1,133
<b>TOTALS</b>	<b>1,756</b>			<b>1,110</b>	<b>25,148</b>

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	6617.0100 1.00/	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,148
TOTAL MARKET OB/XF VALUE		30,920
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		121,068
SOH/AGL Deduction		17,947
ASSESSED VALUE		103,121
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		103,121
TOTAL JUST VALUE		121,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,874

SALE:1:1: LOT 5 HIGHLAND FARMS			
LAND:1:1: 5.00 AC			
XPOB: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						

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	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	

EXTRA FEATURES	554 SW NORMA JEAN GLN, LAKE CITY		
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 30,920																						
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							