

THE E 238.86 FT OF THE W
538.86 FT OF THE S 295 FT OF
THE N 505 FT OF NW1/4 OF NE1/4

LANGFORD KATIE ROSE
148 SW NICE CT
FORT WHITE, FL 32038

2026

06-7S-16-04146-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 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	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architactual Units	01	CONV 100 0 100	
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
TOTALS	1,352		1,352 31,718

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,352	97.7550	58.65	79,295	1989	1989		0	0	60.00	40.00												
2 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		31,718	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		25,920	
TOTAL MARKET VALUE		65,038	
SOH/AGL Deduction		9,566	
ASSESSED VALUE		55,472	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		55,472	
TOTAL JUST VALUE		65,038	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,798	
SALE:2:1: 1.62 ACRES - AG FOR 94 ONLY			
SALE:1:1: 1.62 ACRES - AG FOR 94 ONLY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046474	Electrical Servic	0	02/07/2023
31644	M H	375	12/12/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1932	5/30/2013	WD	U	I	30	18,000
GRANTOR: HERMAN A & TROY K LAN						
GRANTEE: KATIE ROSE LANGFORD						
0866/1376	9/15/1998	WD	Q	I		19,500
GRANTOR: DOUGLAS-VENDEE						
GRANTEE: LANGFORD						

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	0294	SHED WOOD/	0	0	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													7,400				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 S26 E52 N26\$.			

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	0		A-1	0.00	0.00	1.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,920							