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

2027

06-7S-16-04146-004

BUILDING CHARACTERISTICS

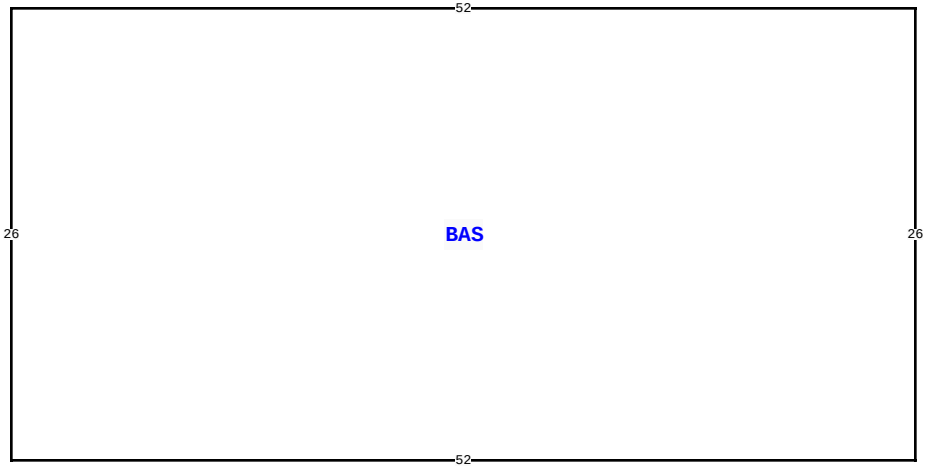
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	31,718
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	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



148 SW NICE CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	4,019
ASSESSED VALUE	61,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,019
TOTAL JUST VALUE	65,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,038

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.62 Total Land Value: 25,920 Market: 0 Agricultural: 0 Common: 25,920 PRINTED 11/17/2026 BY SYS