COMM INTERS OF S LINE OF SEC &
E R/W I-75, RUN NW ALONG R/W
683.50 FT, E 603.05 FT FOR

LANGSTON HOLLY D
C/O BRENDA LANGSTON, 2460 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

2026

12-4S-16-02945-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2460 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	13,130
TOTAL MARKET VALUE	20,630
SOH/AGL Deduction	0
ASSESSED VALUE	20,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,630
TOTAL JUST VALUE	20,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,630

XFOB:1:1: PALM HARBOR MH

BLDG:1:1: PALM HARBOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051851	Roof Replacement	12,000	12/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1475	9/24/2009	QC	U	I	11	100
GRANTOR: HOLLY LANGSTON NKA HO						
GRANTEE: RICKY & JANICE JORD						
0872/0476	12/29/1998	QC	Q	I	01	0
GRANTOR: RONALD LANGSTON						
GRANTEE: HOLLY LANGSTON (FA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 12/26/2024 BY JS Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 06/23/2026 BY SYS