

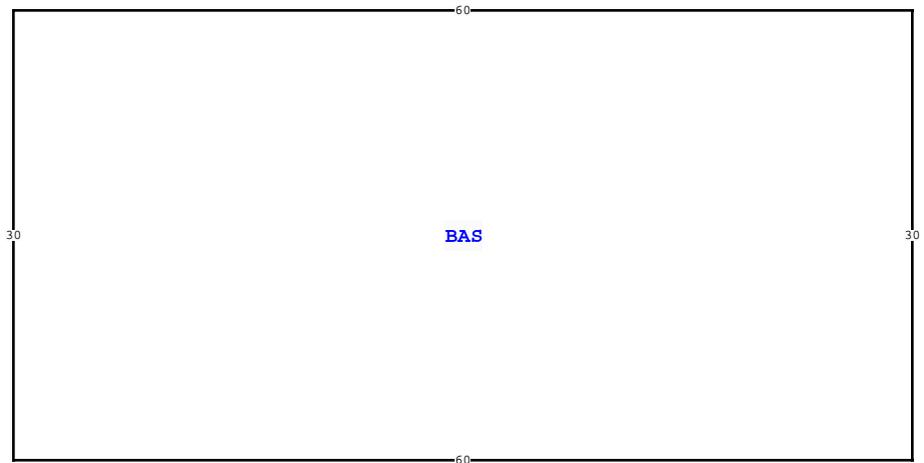
COMM SW COR OF SW1/4 OF SW1/4, R  
TO E R/W CR-131, N ALONG R/W 121  
POB, CONT N 105.28 FT TO N LINE

LANGFORD NICHOLAS  
12427 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

17-6S-17-09692-000  


ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	31	VINYL SID	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	90	
Interior Floo	08	SHT VINYL	10	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	02	02	100	
Quality	04	04		
DOR CODE	0200 MOBILE HOME			
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	17617.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,800	100		1,800
				149,771
TOTALS	1,800			1,800
				149,771

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	100%	- 2025																				
Heated Area: 1800					HX Base Yr 2025																			
																								
<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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				05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				149,771	
TOTAL MARKET OB/XF VALUE				7,400	
TOTAL LAND VALUE - MARKET				32,960	
TOTAL MARKET VALUE				190,131	
SOH/AGL Deduction				0	
ASSESSED VALUE				190,131	
TOTAL EXEMPTION VALUE				HX HB VX 56,411	
BASE TAXABLE VALUE				133,720	
TOTAL JUST VALUE				190,131	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				186,183	
XFOB:1:1: PALM MH					
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					
39224	M H		0	01/30/2020	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/851	6/10/2024	WD	Q	I	01	195,000
GRANTOR: CHUPP BRET A						
GRANTEE: LANGFORD NICHOLAS						
1500/935	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: CHUPP BRET A						

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	0261	PRCH, UOP	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S30 E60 N30\$.

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	100		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,960								