S1/2 OF NE1/4 OF NE1/4 EX 3.79
AC DESC ORB 850-2043 & EX 5 AC
DESC IN ORB 1209-1088 & EX

LANGFORD ELDON L/LANGFORD DOROTHY J
P O BOX 793
FORT WHITE, FL 32038-0793

2027

22-7S-16-04283-000

BUILDING CHARACTERISTICS

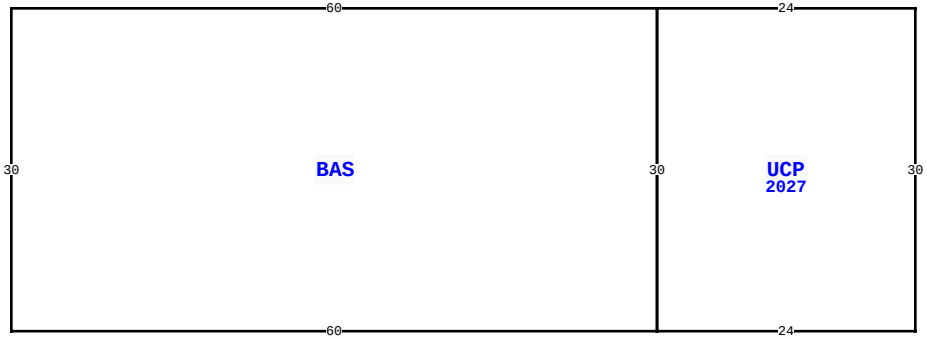
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	143,576
UCP	720	20	2027	144	11,486
TOTALS	2,520			1,944	155,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	115.9000	107.79	209,544	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 100% - 2015 Heated Area: 1800 HX Base Yr 2015



2747 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,063
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	29,440
TOTAL MARKET VALUE	196,103
SOH/AGL Deduction	96,909
ASSESSED VALUE	99,194
TOTAL EXEMPTION VALUE	HX HB 13 99,194
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	196,103
NCON VALUE	11,486
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32039	M H	518	06/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0148	2/20/2013	WD	U	V	30	100

GRANTOR: HERMAN A LANGFORD

GRANTEE: ELDON L & DOROTHY J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S30 E60 N30 $
UCP=[YR=2027;ORIG=0,0] E24 S30 W24 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	100		A-1	0.00	0.00	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 1.84 Total Land Value: 29,440 Market: 0 Agricultural: 0 Common: 29,440 PRINTED 11/17/2026 BY SYS