BEG AT NW COR OF S1/2 OF NE1/4
OF NE1/4, RUN E 652.50 FT, S
333.78 FT, W 652.50 FT, NORTH

LANGFORD ERIC A
2751 SW FRY AVE
FT WHITE, FL 32038-2717

2027

22-7S-16-04283-006

BUILDING CHARACTERISTICS

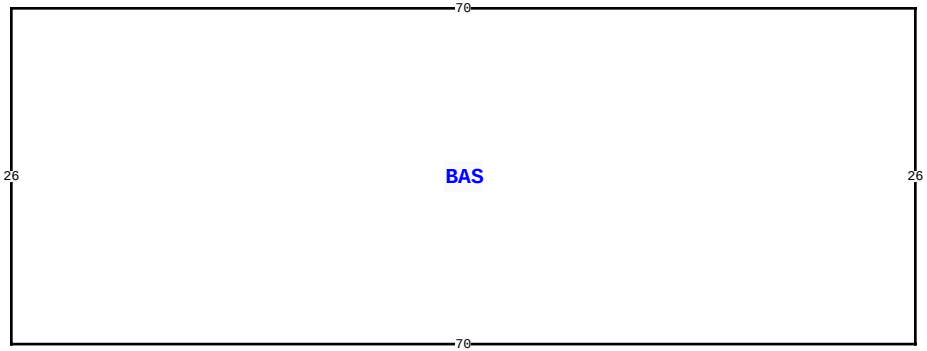
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,820	100		1,820	133,401
TOTALS	1,820			1,820	133,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,820	115.9000	107.79	196,178	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2013 Heated Area: 1820 HX Base Yr 2013



2751 SW FRY AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,401
TOTAL MARKET OB/XF VALUE		25,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		224,201
SOH/AGL Deduction		98,642
ASSESSED VALUE		125,559
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,148
TOTAL JUST VALUE		224,201
NCON VALUE		16,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29190	M H	560	02/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1088	2/02/2011	WD	U	V	30	22,000

GRANTOR: HERMAN A & JULIA E LA

GRANTEE: ERIC A LANGFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S26 E70 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	16,800.00	16,800.00	100	2027	2026		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 25,800

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS