

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

2026

22-7S-16-04283-006
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	1,820	100	
TOTALS	1,820		1,820 132,510

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100%	- 2013	Heated Area: 1820		HX Base Yr 2013																
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>70</p> <p>26</p> <p>BAS</p> <p>26</p> <p>70</p> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2024	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			132,510
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			191,510
SOH/AGL Deduction			85,919
ASSESSED VALUE			105,591
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			54,180
TOTAL JUST VALUE			191,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,356

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																
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	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	2018	2018	3	100	1,600	
2	0081	DECKING WI	0	100	0	0		1.00	UT	0.00	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00			3	100	7,000	
TOTALS												9,000				

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	DPHT 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	10,000.00	10,000.00	50,000							