COMM NW COR OF S1/2 OF NE1/4 OF
1325.20 FT, S 333.28 FT FOR POB,
330 FT, W 412.44 FT, N 330.01 FT

LANGFORD ELDON WYATT/LANGFORD KATE ELIZABETH MAHRA
2745 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04283-008

BUILDING CHARACTERISTICS

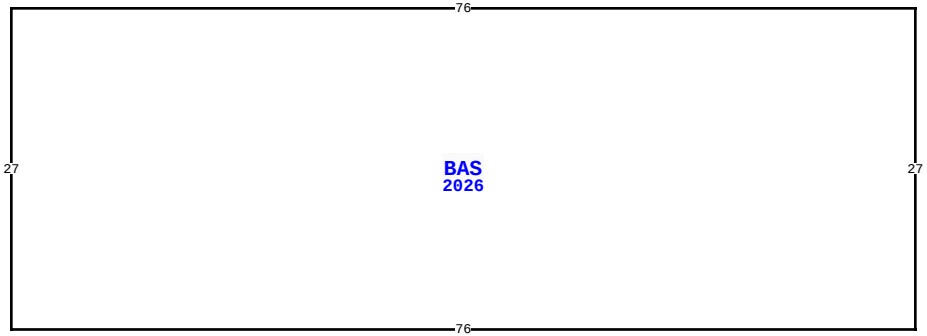
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,052	100	2026	2,052	227,238
TOTALS	2,052			2,052	227,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	113.0000	113.00	231,876	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 100% - 2026 Heated Area: 2052 HX Base Yr 2018



2745 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,238
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		278,238
SOH/AGL Deduction		34,297
ASSESSED VALUE		243,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,530
TOTAL JUST VALUE		278,238
NCON VALUE		227,238
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052906	Mobile Home		04/17/2025
000052840	Right-of-Way Acce		04/07/2025
33824	M H	595	03/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/418	11/15/2024	WD	U	I	11	100
GRANTOR: LANGFORD EVERETT L						
GRANTEE: LANGFORD ELDON WYAT						
1347/1480	10/27/2017	AG	U	I	21	50,000
GRANTOR: EVERETT L & AMANDA K						
GRANTEE: ELDON WYATT LANGFOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,0] W76 S27 E76 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	3.12	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,000							

REVIEW DATE 06/13/2025 BY justin Total Acres: 3.12 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 06/09/2026 BY SYS