

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/MAHRAMUS KATE ELIZABETH  
2745 SW FRY AVE  
FORT WHITE, FL 32038

2026

22-7S-16-04283-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3      Tax Dist:      STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 12,000 <b>TOTAL LAND VALUE - MARKET</b> 31,200 <b>TOTAL MARKET VALUE</b> 43,200 <b>SOH/AGL Deduction</b> 15,765 <b>ASSESSED VALUE</b> 27,435 <b>TOTAL EXEMPTION VALUE</b> HX HB      25,000 <b>BASE TAXABLE VALUE</b> 2,435 <b>TOTAL JUST VALUE</b> 43,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> 0 <b>PREVIOUS YEAR MKT VALUE</b> 121,692																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000052906      Mobile Home           04/17/2025 000052840      Right-of-Way Acce           04/07/2025 33824      M H      595      03/10/2016																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1528/418</td> <td>11/15/2024</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1528/418	11/15/2024	WD	U	I	11	100
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1528/418	11/15/2024	WD	U	I	11	100																																					
																				<b>BUILDING NOTES</b> 2745 SW FRY AVE, FORT WHITE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024      MLU																							
																				<b>BUILDING DIMENSIONS</b>																							
TOTALS																																											
<b>EXTRA FEATURES</b>																																											
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	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																												
										<b>TOTAL OB/XF</b> 12,000																																	
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	9901	C	AC/XFOB	100		A-1	0.00	0.00	3.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,200																										
<b>REVIEW DATE</b> 06/13/2025 <b>BY</b> justin      Total Acres: 3.12      Total Land Value: 31,200      Market: 0      Agricultural: 0      Common: 31,200 <b>PRINTED 03/24/2026 BY SYS</b>																																											