

COMM NW COR OF S1/2 OF NE1/4
 OF NE1/4, E 652.50 FT FOR POB,
 CONT E 407.85 FT, S 333.40 FT,

LANGFORD ERIC A/LANGFORD ASHLEE N
 2751 SW FRY AVE
 FORT WHITE, FL 32038

2026

22-7S-16-04283-009


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									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 39,000 TOTAL MARKET VALUE 39,000 SOH/AGL Deduction 5,836 ASSESSED VALUE 33,164 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,164 TOTAL JUST VALUE 39,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 31,200									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1334/2512 4/12/2017 WD U V 30 100 GRANTOR: ELDON L & DOROTHY J L GRANTEE: ERIC A & ASHLEE N L											
MAP NUM MKT AREA 02																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 05/06/2026 MLU AG DATE											
NEIGHBORHOOD/LOC 22716.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		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 05/06/2026 BY MLU										Total Acres: 3.12										Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 06/09/2026 BY SYS											