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

2027

22-7S-16-04283-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	40,600
SOH/AGL Deduction	2,520
ASSESSED VALUE	38,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,080
TOTAL JUST VALUE	40,600
NCON VALUE	1,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2512	4/12/2017	WD	U	V	30	100

GRANTOR: ELDON L & DOROTHY J L

GRANTEE: ERIC A & ASHLEE N L

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	9901	C	AC/XFOB	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 09/08/2026 BY AJ Total Acres: 3.12 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS