

COMM NW COR OF S1/2 OF NE1/4 OF
1325.20 FT, S 663.28 FT, W 412.4
W 412.42 FT, N 330.02 FT, E 412.

LANGFORD EVERETT L/LANGFORD AMANDA K
2743 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04283-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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
BAS	1,140	100	2026
TOTALS	1,140		1,140
			124,981

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	1,140	113.0000	111.87	127,532	2025	2025	0	0	2.00	98.00														
1 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr																									
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/14/2024</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/14/2024	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				05/14/2024	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,981	
TOTAL MARKET OB/XF VALUE		11,500	
TOTAL LAND VALUE - MARKET		31,300	
TOTAL MARKET VALUE		167,781	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,781	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,781	
TOTAL JUST VALUE		167,781	
NCON VALUE		136,481	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		31,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052710	Mobile Home		04/17/2025
000052497	Right-of-Way Acce		03/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1592	3/24/2025	WD	U	V	11	100
GRANTOR: LANGFORD ELDON WYATT						
GRANTEE: LANGFORD EVERETT L						
1536/1589	3/24/2025	WD	U	V	11	100
GRANTOR: LANGFORD EVERETT L						
GRANTEE: LANGFORD ELDON WYAT						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	
2	0296	SHED METAL	0	0	0	1.00	UT	4,500.00	4,500.00	

TOTAL OB/XF														11,500										
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	0200	C	MBL HM	0		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,300							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=17,16] E76 S15 W76 N15 \$	