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

2027

22-7S-16-04283-012

BUILDING CHARACTERISTICS

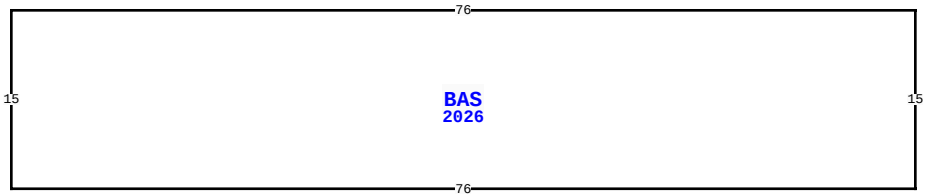
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2026	1,140	121,194
TOTALS	1,140			1,140	121,194

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	108.48	123,667	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr



2743 SW FRY AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,194
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	39,125
TOTAL MARKET VALUE	171,819
SOH/AGL Deduction	0
ASSESSED VALUE	171,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,819
TOTAL JUST VALUE	171,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,081

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	0		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,125							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 3.13 Total Land Value: 39,125 Market: 0 Agricultural: 0 Common: 39,125 PRINTED 11/17/2026 BY SYS