

LOT 8 ARROW HEAD ACRES S/D.  
580-108, 595-661, DC 889-1125, 8

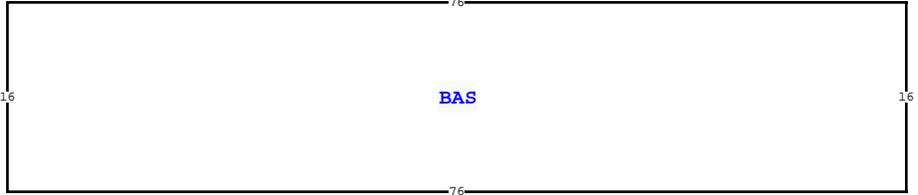
LANGFORD TROY KAYLE JR/LANGFORD THEONI ARIANA  
242 SW UNICORN CT  
FORT WHITE, FL 32038

**2026**

25-6S-16-03935-008  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,216	113.9000	109.34	132,957	2002	2002	0	0	45.00	55.00		
1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr													



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	25616.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	SUBAREA MARKET VALUE
BAS	1,216	73,126
TOTALS	1,216	73,126

152 SW UNICORN CT, FORT WHITE													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/06/2026 MLU										
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			73,126
TOTAL MARKET OB/XF VALUE			11,700
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			149,956
SOH/AGL Deduction			0
ASSESSED VALUE			149,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,956
TOTAL JUST VALUE			149,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18830	M H	125	10/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1538	1/29/2026	WD	Q	I	01	75,000
GRANTOR: BERRYHILL WILLIAM LEE						
GRANTEE: LANGFORD TROY KAYLE						
1539/2603	5/02/2025	LE	U	I	14	100
GRANTOR: BERRYHILL BRENDA G (E						
GRANTEE: BERRYHILL WILLIAM L						

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
1	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0030	BARN, MT	0	0	18	25	450.00	UT	10.00	10.00	100	2010	2010	3	100	4,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S16 E76 N16S.													

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	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			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							