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

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

2027

25-6S-16-03935-008

BUILDING CHARACTERISTICS

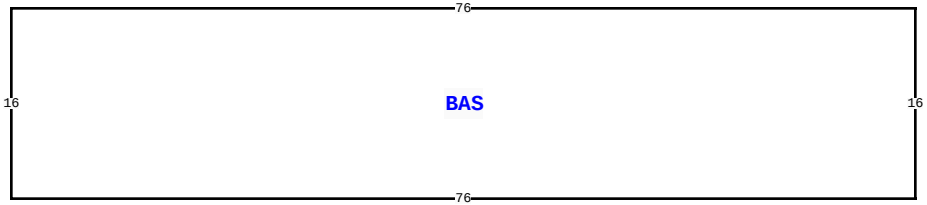
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	17,518
TOTALS	1,216			1,216	17,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	1,216	77.4520	72.03	87,588	2002	2002	0	0	40	45.00	20.00

1 MANUF 1 100% - 2027 Heated Area: 1216 HX Base Yr 2027



152 SW UNICORN CT, FORT WHITE

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	17,518
TOTAL MARKET OB/XF VALUE	11,700
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	94,348
SOH/AGL Deduction	0
ASSESSED VALUE	94,348
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,937
TOTAL JUST VALUE	94,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,535

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	U	I	37	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0030	BARN,MT	0	100	18	25	450.00	UT	10.00	10.00	100	2010	2010	3	100	4,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/29/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS