COMM SW COR OF SE1/4 OF NW1/4, R
718.61 FT FOR POB, CONT E 347.96
W 347.96 FT, S 270 FT TO POB.

LANG JOHN D/LANG SHIRLEY ANN
2884 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

26-4S-15-00403-003

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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

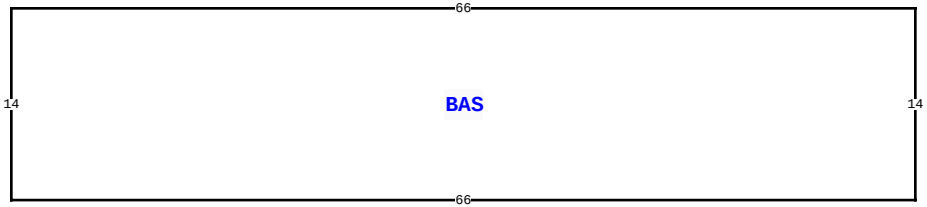
NEIGHBORHOOD/LOC 26415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
TOTALS	924			924	25,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	112.9000	67.74	62,592	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



171 SW LANGVILLE, LAKE CITY

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

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			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,037
TOTAL MARKET OB/XF VALUE	14,750
TOTAL LAND VALUE - MARKET	34,560
TOTAL MARKET VALUE	74,347
SOH/AGL Deduction	10,476
ASSESSED VALUE	63,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,871
TOTAL JUST VALUE	74,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25286	M H	498	12/06/2006
23723	M H	493	10/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/2204	8/01/2012	WD	U	V	11	100
GRANTOR: JENNY C LANG						
GRANTEE: JOHN D LANG & SHIRL						
1218/1955	7/27/2011	WD	U	V	11	100
GRANTOR: JENNY C LANG						
GRANTEE: JENNY C LANG & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,750

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	0.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	11,520							
2	0700	C	MISC RES	0		A-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,040							

REVIEW DATE 10/14/2025 BY KS Total Acres: 2.16 Total Land Value: 34,560 Market: 0 Agricultural: 0 Common: 34,560 PRINTED 11/17/2026 BY SYS