

COMM NW COR OF SW1/4 OF SW1/4, R
TO NE'LY R/W US-27, SE 50 DG 893
CONT SE 50 DEG 293.73 FT, TO S L

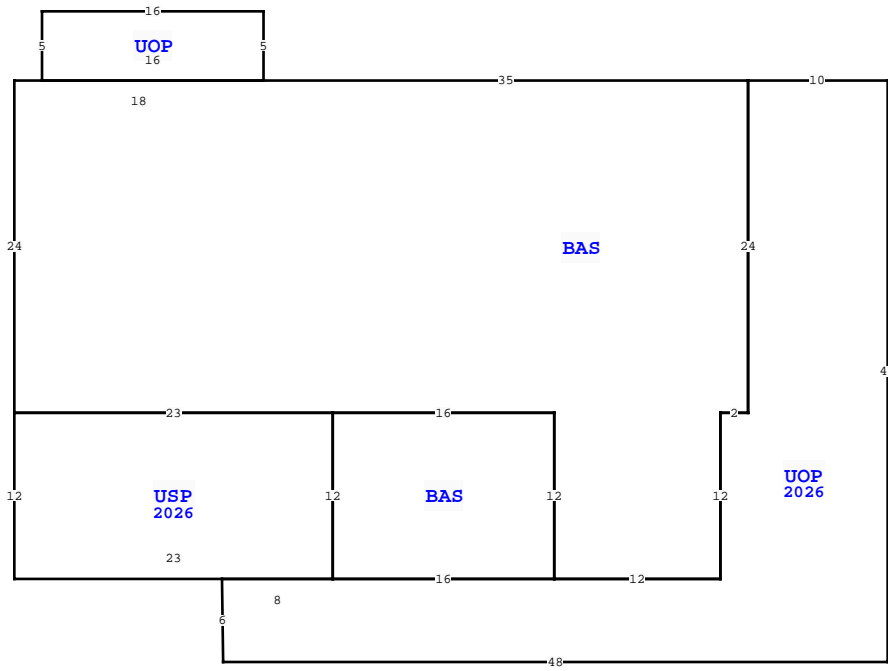
LANGFORD HERSHELL A/LANGFORD EDITH M
P O BOX 251
FORT WHITE, FL 32038

2026

28-6S-16-03964-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	1,416	100	
UOP	80	25	
UOP	675	25	2026
USP	276	35	2026
TOTALS	2,639		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2021								
Heated Area: 1608						HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			50,411
TOTAL MARKET OB/XF VALUE			24,815
TOTAL LAND VALUE - MARKET			29,055
TOTAL MARKET VALUE			104,281
SOH/AGL Deduction			5,195
ASSESSED VALUE			99,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,086
TOTAL JUST VALUE			104,281
NCON VALUE			25,288
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,031
XFOB:2:1: FIESTA MH			
SALE:2:1: 12.94 ACRES			
SALE:1:1: 12.94 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/1647	5/13/2020	TR	U	I	30	100
GRANTOR: ELDON LANGFORD TRUSTE						
GRANTEE: HERSHELL A & EDITH						
1255/1937	5/30/2013	WD	U	I	11	100
GRANTOR: HERMAN ALVIN LANGFORD						
GRANTEE: HERMAN ALVIN LANGFO						

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	10	16	160.00	UT	3.00	3.00	50	1993	1993	3	50	240	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
8	0040	BARN,POLE	0	0	27	45	1.00	UT	6,075.00	6,075.00	100	2026	2025		100	6,075	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
10	0255	MBL HOME S	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
11	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

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		00	0.00	0.00	4.47	AC		1.00	1.00	1.00	6,500.00	6,500.00	29,055							

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