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

2027

28-6S-16-03964-000

BUILDING CHARACTERISTICS

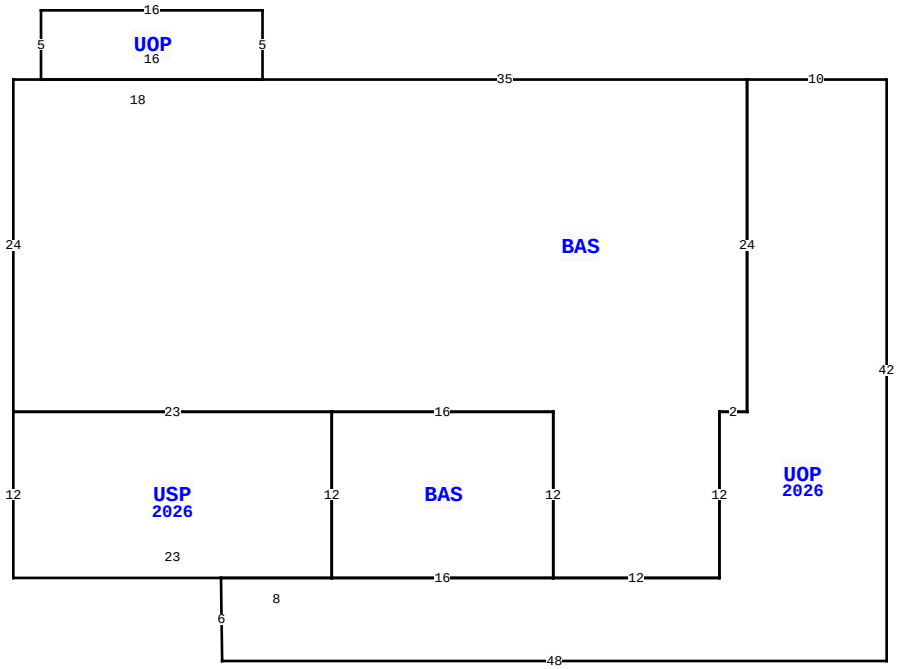
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	5,110
BAS	1,416	100		1,416	37,688
UOP	80	25		20	532
UOP	675	25	2026	169	4,498
USP	276	35	2026	97	2,582
TOTALS	2,639			1,894	50,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	110.9000	66.54	126,027	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1608 HX Base Yr



8487 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

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	0
ASSESSED VALUE	104,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,281
TOTAL JUST VALUE	104,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,281

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 W18 S24 E23 E16 S12 E12 N12 E2 N24 $
USP=[YR=2026;ORIG=-53,24] E23 S12 W23 N12 $
BAS=[ORIG=-30,24] S12 E16 N12 W16 $
UOP=[ORIG=-35,0] N5 W16 S5 E16 $
UOP=[YR=2026;ORIG=10,0] W10 S24 W2 S12 W12 W16 W8 D6R0.1 E48 N42 $
.

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	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	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0040	BARN,POLE	0	0	27	45	1.00	UT	6,075.00	6,075.00	100	2026	2025		100	6,075	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0255	MBL HOME S	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
10	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 23,415

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

REVIEW DATE 06/04/2026 BY AJ Total Acres: 4.47 Total Land Value: 29,055 Market: 0 Agricultural: 0 Common: 29,055 PRINTED 11/17/2026 BY SYS

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

2027

28-6S-16-03964-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	03/10/2022 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 4

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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

REVIEW DATE 06/04/2026 BY AJ — Total Acres: 4.47 — Total Land Value: 29,055 — Market: 0 — Agricultural: 0 — Common: 29,055 — PRINTED 11/17/2026 BY SYS