COMM 276 FT E OF SW COR OF NW1/4
R/W, RUN NW ALONG E R/W 1100 FT,
SE 19.52 FT TO S SIDE OF DIRT RD

SISTRUNK COREY MATTHEW
366 NW LANGFORD CT
LAKE CITY, FL 32055

2027

35-2S-16-01867-001

BUILDING CHARACTERISTICS

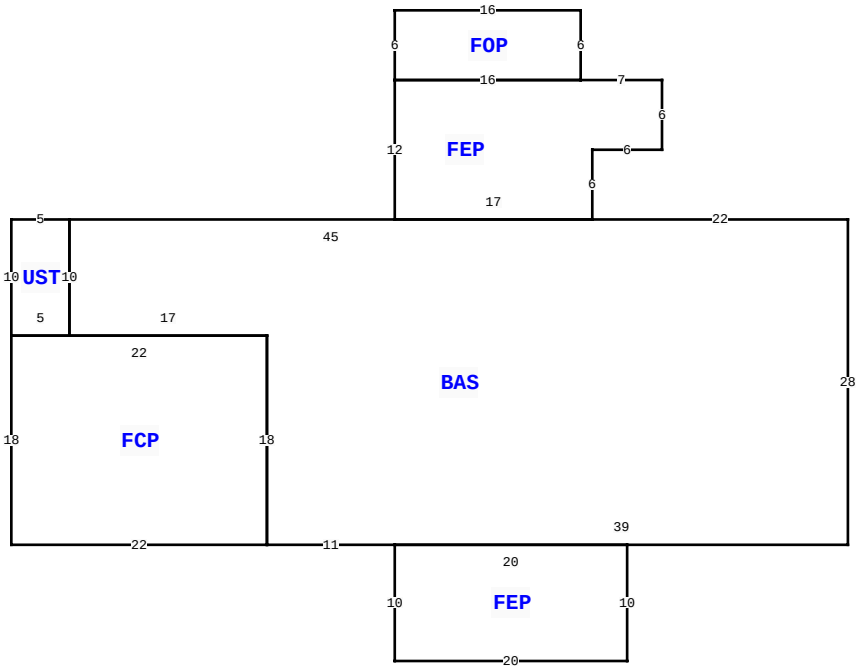
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	35216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100		1,570	124,134
FCP	396	25		99	7,827
FEP	200	80		160	12,650
FEP	240	80		192	15,181
FOP	96	30		29	2,293
UST	50	45		22	1,739
TOTALS	2,552			2,072	163,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,072	110.5800	121.64	252,038	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1570 HX Base Yr 2024



366 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0296	SHED METAL	0	100	28	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,825
TOTAL MARKET OB/XF VALUE		11,150
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		196,975
SOH/AGL Deduction		0
ASSESSED VALUE		196,975
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,564
TOTAL JUST VALUE		196,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042446	Remodel	11,747	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/426	10/17/2022	QC	U	I	11	100
GRANTOR: SISTRUNK ANNIE L						
GRANTEE: SISTRUNK COREY MATT						
1316/0673	5/31/2016	LE	U	I	30	100
GRANTOR: ANNIE SISTRUNK (RESER						
GRANTEE: COREY M SISTRUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 W22 FEP= N6 E6 N6 W7 FOP= N6 W16 S6 E16$ W16S12 E17$
W45 UST= W5S10 E5 N10$ S10 E17 S18 FCP= W22N18 E22 S18$ E11
FEP= S10 E20 N10W20$ E39$.

LAND DESCRIPTION

TOTAL OB/XF 11,150

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 05/02/2023 BY JB Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS