



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,570	100	
FCP	396	25	
FEP	200	80	
FEP	240	80	
FOP	96	30	
UST	50	45	
TOTALS	2,552		

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	126.06	261,196	1974	1974	0	0	35.00	65.00												
1 SINGLE FAM 100% - 2024																							
Heated Area: 1570 HX Base Yr 2024																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,777
TOTAL MARKET OB/XF VALUE			11,150
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			202,927
SOH/AGL Deduction			9,824
ASSESSED VALUE			193,103
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			141,692
TOTAL JUST VALUE			202,927
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,251

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	0
2	0296	SHED METAL	0	100	28	24	1.00	UT	0.00	100	1993
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2008
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2008
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023

TOTAL OB/XF												11,150
366 NW LANGFORD CT, LAKE CITY												

BUILDING NOTES											
<p>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\$.</p>											

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	DPHT 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							