COMM SW COR OF NW1/4, RUN E
766.13 FT, N 17 DEG W 563.38
FT FOR POB, RUN N 76 DEG E

GIDDENS MARCUS L JR/GIDDENS KATHLEEN
405 NW LANGFORD CT
LAKE CITY, FL 32055

2027

35-2S-16-01867-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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 03

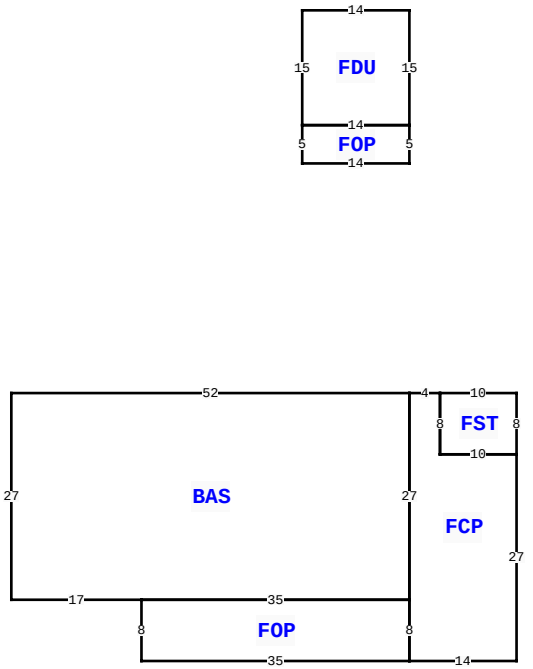
NEIGHBORHOOD/LOC 35216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	86,177
FCP	410	25		102	6,261
FDU	210	75		158	9,698
FOP	70	35		24	1,473
FOP	280	35		98	6,015
FST	80	55		44	2,701
TOTALS	2,454			1,830	112,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,830	120.0000	111.60	204,228	1995	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1404 HX Base Yr 2008



405 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	10	130	1,300.00	UT	2.50	2.50	100	1993	1993	3	100	3,250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	25	27	675.00	UT	3.00	3.00	100	1993	1993	3	100	2,025	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,325
TOTAL MARKET OB/XF VALUE	19,675
TOTAL LAND VALUE - MARKET	45,360
TOTAL MARKET VALUE	177,360
SOH/AGL Deduction	86,284
ASSESSED VALUE	91,076
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	39,665
TOTAL JUST VALUE	177,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,568

SALE:1:7: THIS PRCL IS DEFINITELY SUPPOSED TO KEEP

SALE:2:1: SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049989	Electrical Servic	0	05/29/2024
13310	M H	125	11/17/1997
9147	PUMP/UTPOL	30	12/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/1827	10/15/2007	WD	Q	I		155,000
GRANTOR: ROBERT L WOODS						
GRANTEE: MARCUS L JR & KATHL						
1078/1472	3/24/2006	WD	Q	I		153,500
GRANTOR: DAVID & CHERYL BRIDGE						
GRANTEE: ROBERT L WOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E17FOP= S8 E35 N8 W35$ E35 FCP= S8 E14 N27 FST= N8 W10 S8 E10$ W10 N8 W4S27$ N27$ PTR= N30 FOP= N5 FDU= N15 W14 S15 E14$ W14 S5 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 19,675

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	100		00	0.00	0.00	5.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,360							

REVIEW DATE 12/11/2024 BY TW Total Acres: 5.04 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 11/17/2026 BY SYS