

COMM SW COR OF NW1/4, RUN E
766.13 FT, N 17 DG W 563.38 FT
RUN N 76 DG E 194.77 FT FOR

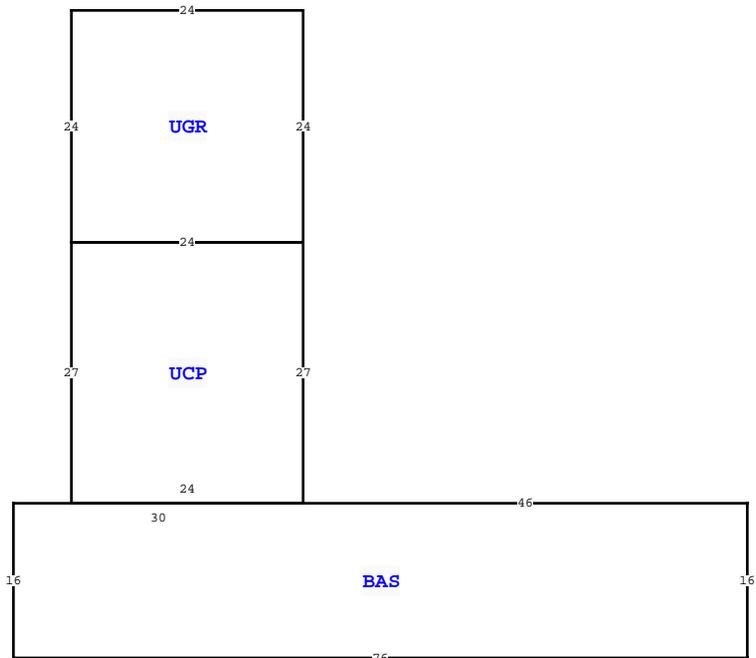
WHITE CURTIS
455 NW LANGFORD COURT
LAKE CITY, FL 32055-5303

2026

35-2S-16-01867-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	1,216	100	
UCP	648	20	
UGR	576	45	
TOTALS	2,440		
			1,605
			36,918

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	2004									
				Heated Area: 1216				HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			36,918
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			46,318
SOH/AGL Deduction			15,662
ASSESSED VALUE			30,656
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			5,656
TOTAL JUST VALUE			46,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			42,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/2214	3/24/2003	WD	Q	I	01	100
GRANTOR: DAVID & ANGELA KING						
GRANTEE: CURTIS WHITE						
0978/0946	3/24/2003	WD	Q	I		44,000
GRANTOR: DAVID & ANGELA KING						
GRANTEE: CURTIS WHITE						

EXTRA FEATURES		455 NW LANGFORD CT, LAKE CITY														
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	0166	CONC,PAVMT	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/07/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 UCP= N27 UGR= N24 W24 S24 E24\$ W24 S27 E24\$ W30 S16 E76 N16\$.	

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	100			0.00	0.00	0.50	AC		1.00	1.00	1.50	12,000.00	18,000.00	9,000									