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

2027

35-2S-16-01867-003

BUILDING CHARACTERISTICS

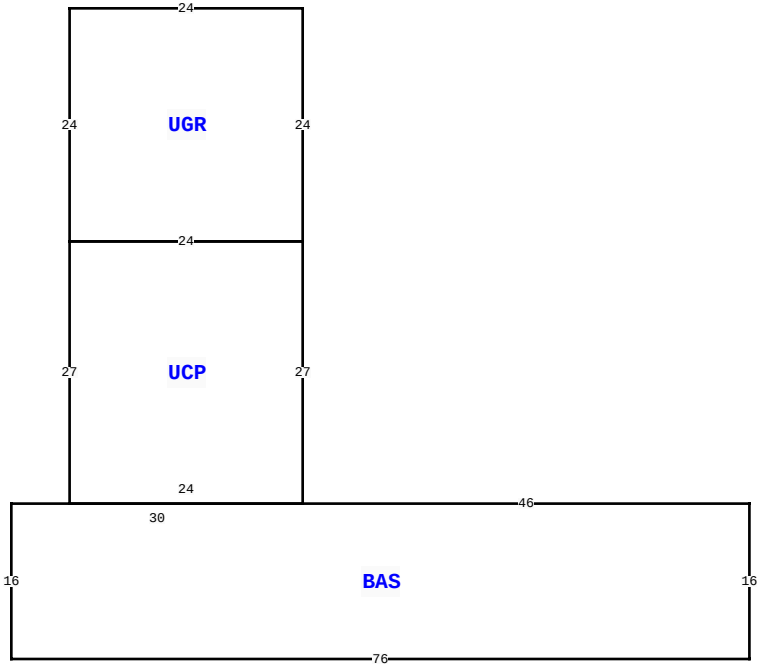
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	26,638
UCP	648	20		130	2,848
UGR	576	45		259	5,674
TOTALS	2,440			1,605	35,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,605	104.3100	62.59	100,457	1998	1998	0	0	5	60.00	35.00

1 MOBILE HME 100% - 2004 Heated Area: 1216 HX Base Yr 2004



455 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,160
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	44,560
SOH/AGL Deduction	12,984
ASSESSED VALUE	31,576
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	6,576
TOTAL JUST VALUE	44,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,560

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						

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 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
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							

REVIEW DATE 05/02/2023 BY JB Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS