COMM SW COR OF NW1/4, E 304.59 F OF GEORGIA SOUTHERN & FLORIDA RA FT, N 17 DEG W 563.38 FT, N 76 D

LEE STEVEN LENTON/LEE ASHLEY MARIE
118 NW LANGFORD CT
LAKE CITY, FL 32055

2027

35-2S-16-01867-007

BUILDING CHARACTERISTICS

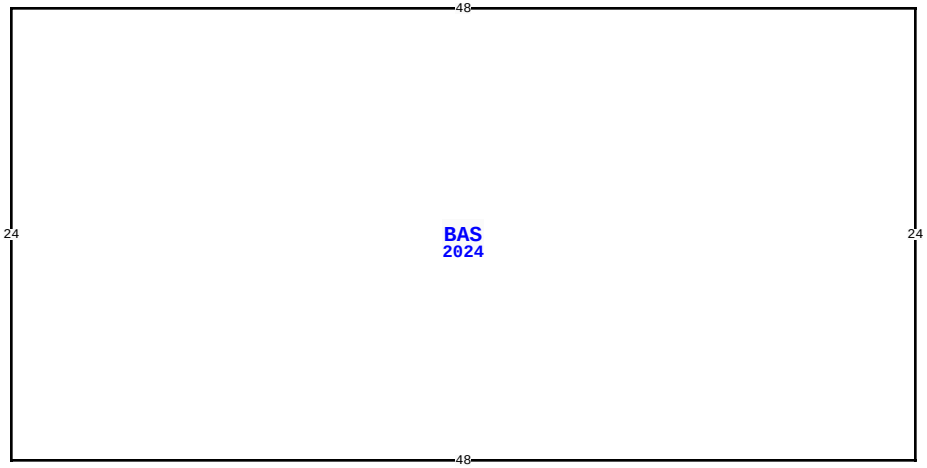
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,152	100	2024	1,152	49,408
TOTALS	1,152			1,152	49,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	97.4700	77.98	89,833	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1152 HX Base Yr



457 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,408
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	84,890
TOTAL MARKET VALUE	141,298
SOH/AGL Deduction	0
ASSESSED VALUE	141,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,298
TOTAL JUST VALUE	141,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2467	6/01/2023	WD	U	V	37	60,000

GRANTOR: NAIL STEVEN H

GRANTEE: LEE STEVEN LENTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,13] E48 S24 W48 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0					13.06	AC		1.00	1.00	1.00	6,500.00	6,500.00	84,890							

REVIEW DATE 07/26/2023 BY ME Total Acres: 13.06 Total Land Value: 84,890 Market: 0 Agricultural: 0 Common: 84,890 PRINTED 11/16/2026 BY SYS