

COMM SW COR OF SW1/4 OF NW1/4,  
 RUN E 304.59 FT TO E R/W OF RR  
 N 31 DEG W 613.13 FT TO POB,

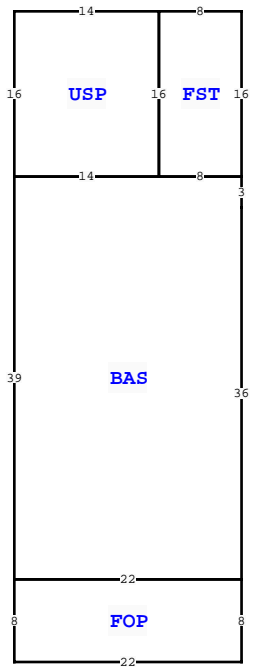
LEE STEVEN LENTON  
 118 NW LANGFORD CT  
 LAKE CITY, FL 32055

**2026**

35-2S-16-01873-000  


| 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                 |                  | 2             | 100   |
| Bathrooms                |                  | 1             | 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                  | 04               | 04            |       |
| 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                      | 858              | 100           |       |
| FOP                      | 176              | 30            |       |
| FST                      | 128              | 55            |       |
| USP                      | 224              | 35            |       |
| TOTALS                   | 1,386            |               | 1,059 |

| MARKET ADJUSTMENTS          |            |           |             |                |                |      |      |      |      |       |        |
|-----------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                        | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 2                           | SINGLE FAM | 0%        | - 0         | 121.33         | 128,488        | 1972 | 1972 | 0    | 0    | 35.00 | 65.00  |
| Heated Area: 858 HX Base Yr |            |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 83,517      |   |
| TOTAL MARKET OB/XF VALUE  |           | 5,850       |   |
| TOTAL LAND VALUE - MARKET |           | 23,870      |   |
| TOTAL MARKET VALUE        |           | 113,237     |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 113,237     |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 113,237     |   |
| TOTAL JUST VALUE          |           | 113,237     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 107,812     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                   |            |           |       |       |        |            |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1371/2475                    | 11/01/2018 | WD        | Q     | I     | 01     | 75,000     |
| GRANTOR: STEVEN H NAIL       |            |           |       |       |        |            |
| GRANTEE: STEVEN LENTON LEE   |            |           |       |       |        |            |
| 1333/1200                    | 3/29/2017  | WD        | U     | I     | 11     | 0          |
| GRANTOR: STEVEN H NAIL AS PR |            |           |       |       |        |            |
| GRANTEE: STEVEN H NAIL & RIC |            |           |       |       |        |            |

| EXTRA FEATURES |            | 120 NW LANGFORD CT, LAKE CITY |         |
|----------------|------------|-------------------------------|---------|
| L N            | OB/XF CODE | DESCRIPTION                   | BLD CAP |
| 1              | 0030       | BARN,MT                       | 0 0 0 0 |
| 2              | 0070       | CARPORT UF                    | 0 0 0 0 |
| 3              | 0296       | SHED METAL                    | 0 0 0 0 |
| 4              | 0296       | SHED METAL                    | 0 0 0 0 |
| 5              | 0040       | BARN,POLE                     | 0 0 0 0 |
| 6              | 0040       | BARN,POLE                     | 0 0 0 0 |
| 7              | 0190       | FPLC PF                       | 0 0 0 0 |

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 05/08/2026 |           | MLU     |

| 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   | 0030       | BARN,MT     | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 2,333           |       |
| 2   | 0070       | CARPORT UF  | 0       | 0 | 0 | 1.00  | UT | 1,833.00 | 1,833.00       | 50        | 0       | 0           | 3 | 50     | 917             |       |
| 3   | 0296       | SHED METAL  | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 600             |       |
| 4   | 0296       | SHED METAL  | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 5   | 0040       | BARN,POLE   | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 400             |       |
| 6   | 0040       | BARN,POLE   | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 7   | 0190       | FPLC PF     | 0       | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 2023    | 2022        |   | 100    | 1,200           |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= N3 FST= N16 W8 S16 E8\$ W8 USP= N16 W14 S16 E14 \$ W14 S39 FOP= S8 E22 N8 W22\$ E22 N36\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |          |        |         |            |                | 5,850      |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 0100     | C           | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 2.17        | AC        |     | 1.00     | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 23,870     |                             |      |         |      |     |    |        |