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

2027

35-2S-16-01873-000

BUILDING CHARACTERISTICS

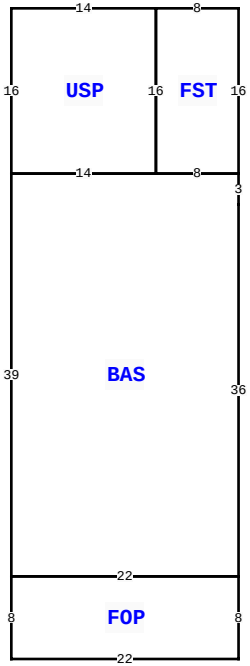
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	66,461
FOP	176	30		53	4,105
FST	128	55		70	5,422
USP	224	35		78	6,042
TOTALS	1,386			1,059	82,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	108.3342	119.17	126,201	1972	1972	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 858 HX Base Yr



120 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,333	
2	0070	CARPORT UF	0	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,031
TOTAL MARKET OB/XF VALUE	5,850
TOTAL LAND VALUE - MARKET	23,870
TOTAL MARKET VALUE	111,751
SOH/AGL Deduction	0
ASSESSED VALUE	111,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,751
TOTAL JUST VALUE	111,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

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	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							

REVIEW DATE 05/02/2023 BY JB Total Acres: 2.17 Total Land Value: 23,870 Market: 0 Agricultural: 0 Common: 23,870 PRINTED 11/16/2026 BY SYS