

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,

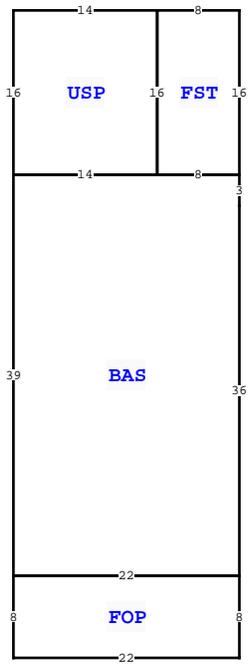
LEE STEVEN LENTON  
 118 NW LANGFORD CT  
 LAKE CITY, FL 32055

**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	123.50	130,786	1972	1972	0	0	35.00	65.00	
			Heated Area: 858									
			HX Base Yr									



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,011
TOTAL MARKET OB/XF VALUE			5,850
TOTAL LAND VALUE - MARKET			23,870
TOTAL MARKET VALUE			114,731
SOH/AGL Deduction			0
ASSESSED VALUE			114,731
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,731
TOTAL JUST VALUE			114,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,812

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						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0030	BARN,MT	0	0	0	1.00
2	0070	CARPORT UF	0	0	0	1.00
3	0296	SHED METAL	0	0	0	1.00
4	0296	SHED METAL	0	0	0	1.00
5	0040	BARN,POLE	0	0	0	1.00
6	0040	BARN,POLE	0	0	0	1.00
7	0190	FPLC PF	0	0	0	1.00

TOTAL OB/XF												
5,850												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/08/2026			MLU						

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	2.17	AC		1.00
TOTAL ADJ												
1.00												
% COND												
1.00												
TOT ADJ												
11,000.00												
UNIT PRICE												
11,000.00												
LAND VALUE												
23,870												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												