

COMM SW COR OF NW1/4, RUN E 304.
NE R/W LINE OF GS & F RR & POB,
ALONG NE R/W, 613.13 FT, S 76 DG

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

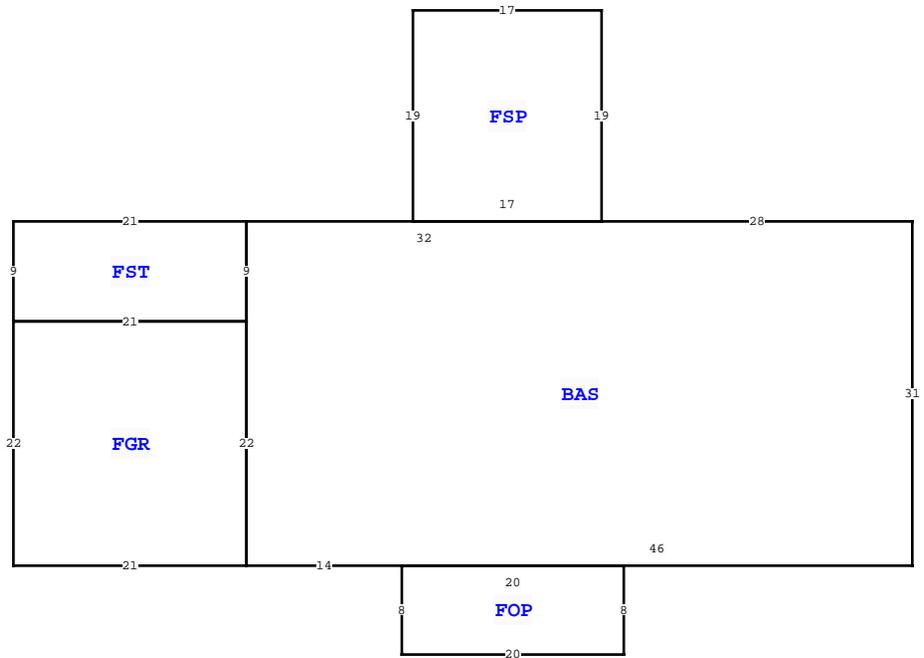
2026

35-2S-16-01873-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,860	100	
FGR	462	55	
FOP	160	30	
FSP	323	40	
FST	189	55	
TOTALS	2,994		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018	111.46	266,947	1972	1985	0	0	35.00	65.00
			Heated Area: 1860				HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	173,516			
TOTAL MARKET OB/XF VALUE	30,332			
TOTAL LAND VALUE - MARKET	37,170			
TOTAL MARKET VALUE	241,018			
SOH/AGL Deduction	74,992			
ASSESSED VALUE	166,026			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	114,615			
TOTAL JUST VALUE	241,018			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	237,981			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053603	Roof Replacement	15,000	07/17/2025
38072	PUMP/UTPOL	50	05/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2041	7/31/2017	WD Q	Q	I	01	153,300

GRANTOR: STEVEN H NAIL (SINGLE)
GRANTEE: STEVEN LEE & ASHELY

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 FSP= N19 W17 S19 E17\$ W32 FST= W21 S9 E21 N9\$S9 FGR= W21 S22 E21 N22\$ S22 E14 FOP= S8 E20 N8 W20\$ E46 N31\$.	

EXTRA FEATURES															118 NW LANGFORD CT, LAKE CITY		
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	0282	POOL ENCL	0	100	23	46	1,058.00	UT	15.00	15.00	100	1993	1993	3	40	6,348	
2	0281	POOL R/FIB	0	100	12	32	384.00	UT	65.00	65.00	100	1993	1993	3	40	9,984	
3	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,500	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	5.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	37,170							