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

2027

35-2S-16-01873-001

BUILDING CHARACTERISTICS

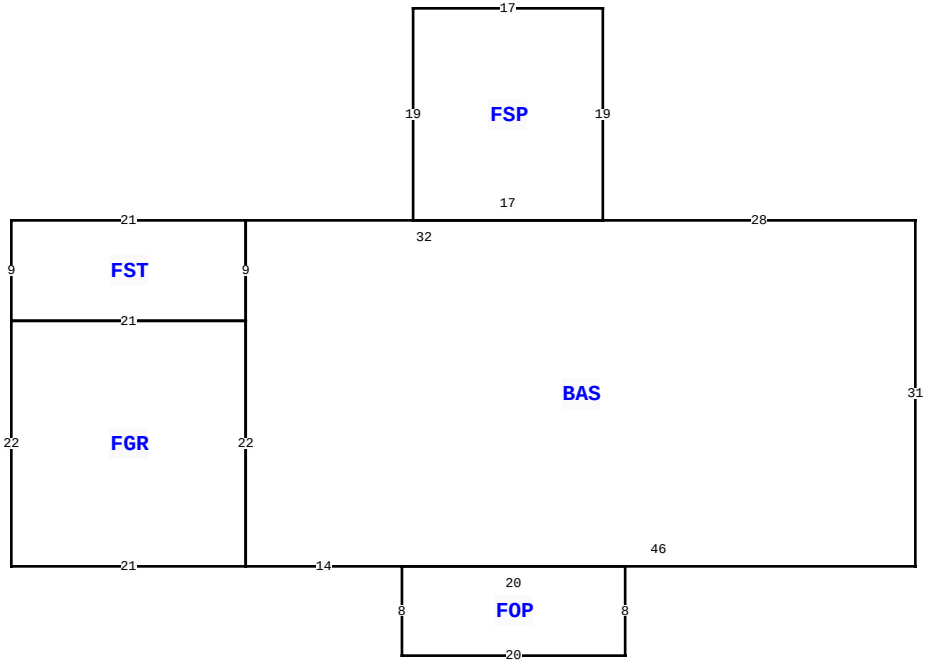
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	130,028
FGR	462	55		254	17,757
FOP	160	30		48	3,355
FSP	323	40		129	9,018
FST	189	55		104	7,270
TOTALS	2,994			2,395	167,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,395	97.7760	107.55	257,582	1972	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1860 HX Base Yr 2018



118 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,428
TOTAL MARKET OB/XF VALUE		30,332
TOTAL LAND VALUE - MARKET		47,790
TOTAL MARKET VALUE		245,550
SOH/AGL Deduction		74,543
ASSESSED VALUE		171,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,596
TOTAL JUST VALUE		245,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,601

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	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

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	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 30,332

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	100			0.00	0.00	5.31	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,790							

REVIEW DATE 07/28/2025 BY chuck Total Acres: 5.31 Total Land Value: 47,790 Market: 0 Agricultural: 0 Common: 47,790 PRINTED 11/16/2026 BY SYS