

(AKA LOT 6 RIVER FRONT UNR S/D D  
COR OF NE1/4, N 400 FT, SE 1486.  
CONT SE 297 FT, S 1602.27 FT TO

BAKER TRACY  
268 SW LANGEЛИER DR  
FORT WHITE, FL 32038

2026

36-7S-16-04351-026



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units	0	0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0102SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
TOTALS	240		18,747

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2020	02	240	97.9000	98.88	23,731	2002	2015	0	0	21.00	79.00		
1 MANUF 2 0% - 2026 Heated Area: 240 HX Base Yr 2026													
268 SW LANGEЛИER DR, FORT WHITE													
BLD DATE		LGL DATE		03/31/2022		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			581,001	
TOTAL MARKET OB/XF VALUE			47,210	
TOTAL LAND VALUE - MARKET			136,500	
TOTAL MARKET VALUE			764,711	
SOH/AGL Deduction			193,055	
ASSESSED VALUE			571,656	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			520,245	
TOTAL JUST VALUE			764,711	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			757,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047376	Electrical Servic	0	06/02/2023
29188	SFR	1,014	02/16/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/287	4/25/2023	WD	Q	I	01	1,100,000
GRANTOR: SCOTT LANCE						
GRANTEE: BAKER TRACY						
1130/1566	9/04/2007	WD	Q	I		370,000
GRANTOR: FREDERICK & KATHRYN F						
GRANTEE: LANCE SCOTT & PAMEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S8 E30 N8S.	

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	0296	SHED METAL	0	100	12	36	432.00	UT	20.00	100	2003	2003	3	100	8,640	
2	0296	SHED METAL	0	100	12	36	432.00	UT	20.00	100	2003	2003	3	100	8,640	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	14	36	504.00	UT	20.00	100	2003	2003	3	100	10,080	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	3,000	
<b>TOTAL OB/XF</b>															37,760	

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	0102	C	SFR/MH	100		00	0.00	0.00	10.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	136,500							

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CONT SE 297 FT, S 1602.27 FT TO

BAKER TRACY  
268 SW LANGEЛИER DR  
FORT WHITE, FL 32038

**2026**

36-7S-16-04351-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Architectual Units	05	CONV	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,250	100	
FCP	2,240	25	2024
FOP	874	30	
FSP	84	40	
FUS	288	100	
TOTALS	5,736		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR PILING		100%	- 2026		591,846	2011	2020	0	0	5.00	95.00
Heated Area: 2538 HX Base Yr 2026											

EXTRA FEATURES																
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
11	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
12	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
13	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
14	0084	DOCK-RIVER	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		78	1,950	
15	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
TOTALS												9,450				

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF											
268 SW LANGEЛИER DR, FORT WHITE											
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1130/1566	9/04/2007	WD	Q	I		370,000
GRANTOR: FREDERICK & KATHRYN F						
GRANTEE: LANCE SCOTT & PAMEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W21 S18 W17 S49 E38 N10 U2R2 N3 U2L2 N32 N18 \$	
FOP=[ORIG=-38,18] W12 S43 W4 D4L4 S6 D4R4 E6 U4R4 E18 S2 E13 N6 W25 N49 \$	
FUS=[ORIG=0,-30] N16 W18 S16 E18 \$	
FSP=[ORIG=0,18] E6 N14 W6 S14 \$	
PTR=[ORIG=0,0] N30 S30 \$	
FCP=[YR=2024;ORIG=60,0] W21 S18 W17 S49 E38 N67 \$	