

COLUMBIA COUNTY

Property Appraiser

Parcel 22-7S-16-04283-000

Owners

LANGFORD ELDON L
LANGFORD DOROTHY J
P O BOX 793
FORT WHITE, FL 32038-0793

Parcel Summary

Location	2747 SW FRY AVE
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	1.8400
Section	22
Township	7S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

S1/2 OF NE1/4 OF NE1/4 EX 3.79
AC DESC ORB 850-2043 & EX 5 AC
DESC IN ORB 1209-1088 & EX
3.12 AC DESC IN ORB 1303-2761
& EX 3.12 AC DESC IN WD 1334-
2512 & EX 3.13 AC DESC IN WD
1345-2000. DC 1226-2423, WD
1252-148,

Working Values

	2025
Total Building	\$135,555
Total Extra Features	\$11,600



29° 52' 17" N 82° 41' 44" W

	2025
Total Market Land	\$20,240
Total Ag Land	\$0
Total Market	\$167,395
Total Assessed	\$82,914
Total Exempt	\$82,914
Total Taxable	\$0
SOH Diff	\$84,481

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$140,906	\$129,445	\$101,606	\$82,864	\$76,636	\$67,164
Total Extra Features	\$11,600	\$11,600	\$7,850	\$4,600	\$4,600	\$4,600
Total Market Land	\$20,240	\$18,400	\$18,400	\$19,442	\$19,304	\$19,304
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$172,746	\$159,445	\$127,856	\$106,906	\$100,540	\$91,068
Total Assessed	\$80,577	\$78,230	\$75,951	\$73,739	\$72,721	\$71,086
Total Exempt	\$80,577	\$55,000	\$55,000	\$53,739	\$52,721	\$51,086
Total Taxable	\$0	\$23,230	\$20,951	\$20,000	\$20,000	\$20,000
SOH Diff	\$92,169	\$81,215	\$51,905	\$33,167	\$27,819	\$19,982

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1252/0148	2013-02-20	<u>U</u>	<u>30</u>	WARRANTY DEED	Vacant	\$100	Grantor: HERMAN A LANGFORD Grantee: ELDON L & DOROTHY J LANGFORD

Buildings

Building # 2, Section # 1, 74052, MOBILE HOME

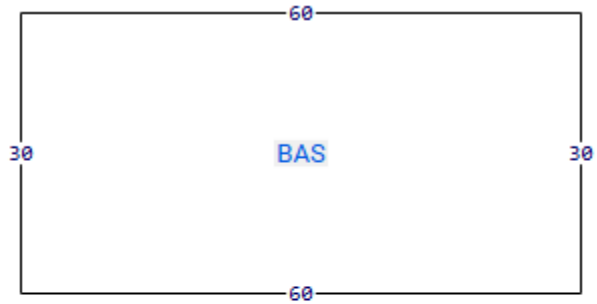
Type	Model	Heated Sq Ft	Repl Cost New	<u>YrBl</u>	<u>WAY</u>	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1800	\$178,362	2013	2013	0.00%	24.00%	76.00%	\$135,555

Structural Elements

Subareas

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,800	100%	1,800



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0081	DECKING WITH RAILS			1.00	\$0.00	2018	100%	\$200
0261	PRCH, UOP			1.00	\$0.00	2018	100%	\$800
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0060	CARPORT F			1.00	\$0.00	2018	100%	\$3,600

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	<u>A-1</u>	.00	.00	1.84	\$11,000.00/ <u>AC</u>	1.84	1.00	\$20,240

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 19, 2014	32039	M H	COMPLETED	M H

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 28, 2025.