

LOT 1 CEDAR SPRING SHORES RE-PLA
523-1, 729-76, 982-2661, WD 1103

WAGNER ALAN L/WAGNER MAUREEN A
985 SW LONGHORN TER
FORT WHITE, FL 32038

2026

18-7S-16-04236-076

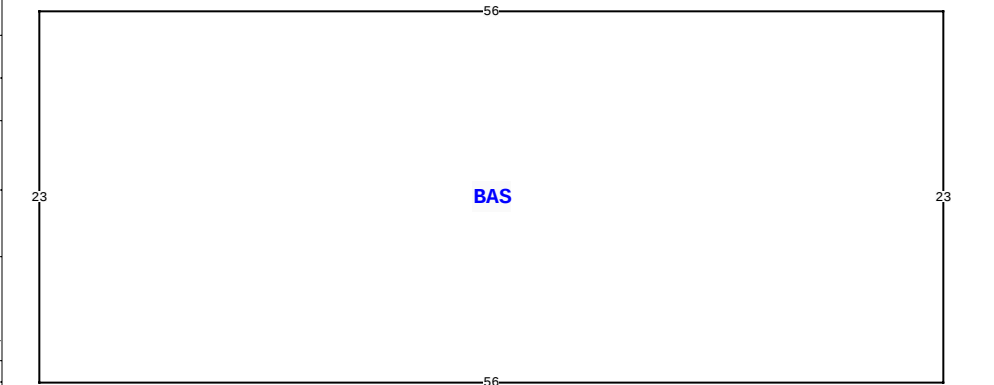


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	32,828
TOTALS	1,288			1,288	32,828

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,288	106.2000	63.72	82,071	1991	1991	0	0	60.00	40.00
1 MOBILE HME			100% - 2019	Heated Area: 1288			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		32,828	
BUILDING MARKET VALUE		9,800	
TOTAL MARKET OB/XF VALUE		25,000	
TOTAL LAND VALUE - MARKET		67,628	
TOTAL MARKET VALUE		30,228	
SOH/AGL Deduction		37,400	
ASSESSED VALUE		37,400	
TOTAL EXEMPTION VALUE		HX HB DX SX	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		67,628	
NCON VALUE		0	
INCOME VALUE		67,628	
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35124	M H	595	03/31/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1103/1206	11/28/2006	WD	Q	V	
GRANTOR: JESSIE T STALNAKER JR					40,000
GRANTEE: ALAN & MAUREEN WAGN					
0982/2661	5/08/2003	WD	Q	V	
GRANTOR: W.L RESMONDO					16,500
GRANTEE: JESSIE T STALNAKER					

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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S23 E56 N23\$.	

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000		