LOT 28 CEDAR SPRING SHORES
REPLAT. ORB 442-759, 703-136,
DCWILLIAM 894-1701, PROB#03-

BASTA WILLIAM J
863 SW LONGHORN TERR
FT WHITE, FL 32038

2026

18-7S-16-04236-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

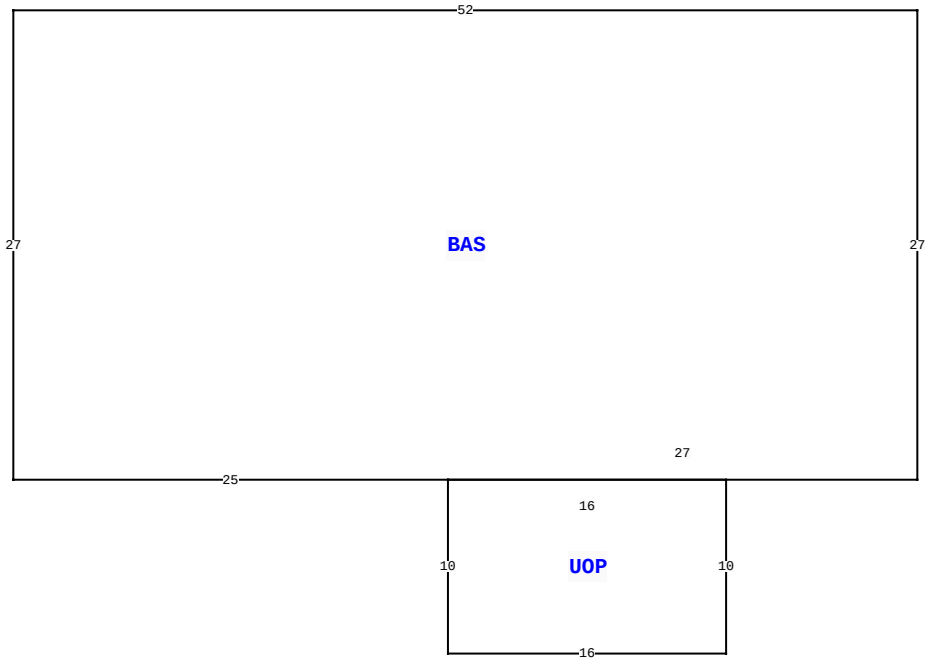
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	37,402
UOP	160	25		40	1,066
TOTALS	1,564			1,444	38,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,444	111.0000	66.60	96,170	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1404 HX Base Yr 2008



863 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,468
TOTAL MARKET OB/XF VALUE		8,850
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		72,318
SOH/AGL Deduction		35,100
ASSESSED VALUE		37,218
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,218
TOTAL JUST VALUE		72,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1136/1906	11/08/2007	WD	Q	I	01	0
GRANTOR: SUSANN H BASTA						
GRANTEE: WILLIAM J BASTA						
1001/1069	12/03/2003	WD	Q	I		57,000
GRANTOR: BARBARA CARLISLE PETE						
GRANTEE: WILLIAM J & SUSANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E25 UOP= S10 E16 N10 W16$ E27 N27$.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 8,850

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	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							

REVIEW DATE 07/13/2015 BY TW Total Acres: 1.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/06/2025 BY SYS