LOT 37 CEDAR SPRING SHORES REPLA
ORB 525-754, 579-583, 588-778,

LANGFORD JOSEPH S/LANGFORD ANN
830 LONGHORN TERRACE
FT WHITE, FL 32038

2026

18-7S-16-04236-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

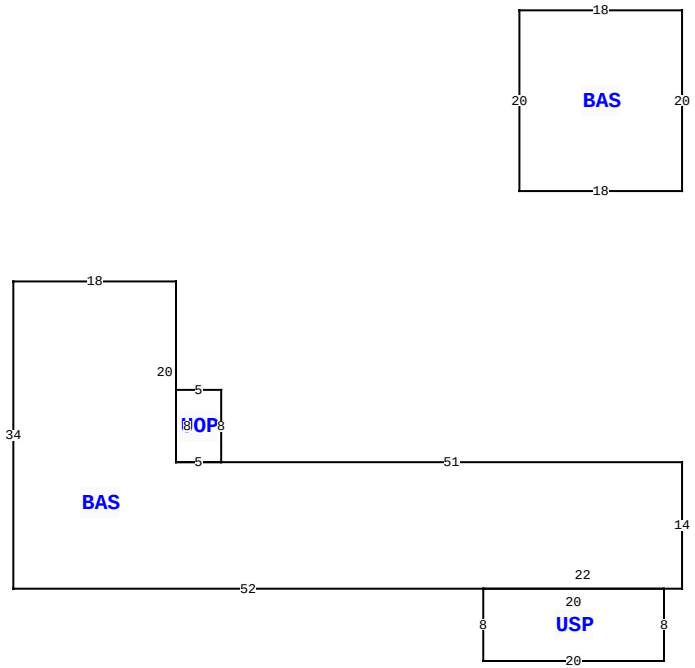
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03
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	360	100		360	7,769
BAS	1,396	100		1,396	30,126
UOP	40	25		10	216
USP	160	35		56	1,208
TOTALS	1,956			1,822	39,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,822	89.9100	53.95	98,297	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1756 HX Base Yr 1995



830 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		39,319
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		72,919
SOH/AGL Deduction		37,484
ASSESSED VALUE		35,435
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,435
TOTAL JUST VALUE		72,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,919

LAND:1:1: 1.55 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047840	Electrical Servic	0	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0603/0713	9/01/1986	WD	Q	V		16,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UOP= N8 W5 S8 E5$ W5 N20 W18 S34 E52 USP= S8 E20 N8 W20$ E22 N14 $PTR=N30 BAS= N20 W18 S20 E18$ S30$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1980	1980	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
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	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0102	C	SFR/MH	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 12/02/2024 BY SYS Total Acres: 1.55 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/06/2025 BY SYS