LOT 53 CEDAR SPRING SHORES
REPLAT. ORB 473-366, 840-1650,
901-623, WD 1038-752. WD 1094-

GUESS FORREST R/GUESS JAMIE
191 SE MOSSY COURT
LAKE CITY, FL 32025

2025

18-7S-16-04236-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

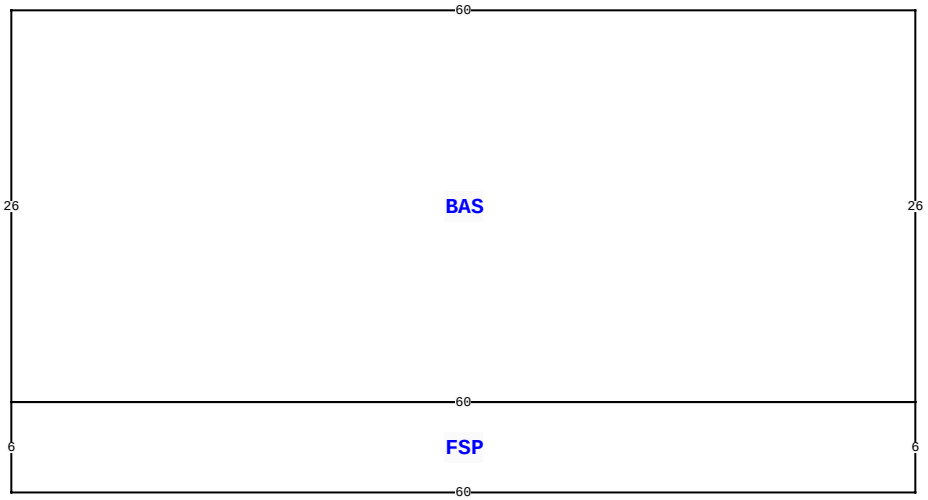
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR 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	1,560	100		1,560	84,942
FSP	360	40		144	7,841
TOTALS	1,920			1,704	92,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,704	107.6040	99.00	168,696	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 – 0% - 0 Heated Area: 1560 HX Base Yr



704 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	92,783
TOTAL MARKET OB/XF VALUE	3,310
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	121,093
SOH/AGL Deduction	0
ASSESSED VALUE	121,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,093
TOTAL JUST VALUE	121,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,026

XFOB:2:1: SKYL MH

SALE:1:1: LOT 53 CEDAR SPRINGS SHORES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23598	M H	0	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/2750	1/27/2016	QC	U	I	11	100
GRANTOR: FORREST & ERLINDA GUE						
GRANTEE: FORREST R GUESS & J						
1273/1948	4/21/2014	WD	U	I	12	82,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: FORREST & ERLINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 FSP= S6 E60 N6 W60$ E60 N26$.

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	0166	CONC,PAVMT	0	0	4	50	200.00	UT	2.25	2.25	100	2009	2009	3	100	450	
2	0060	CARPORT F	0	0	18	20	360.00	UT	3.50	3.50	100	2009	2009	3	100	1,260	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,310

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	0201	C	MOD HOME	0		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: 1.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/16/2025 BY SYS