LOT 63 CEDAR SPRING SHORES REPLA
384-605, WD 1525-1181

GODDEN RICHARD A/GODDEN JESSICA ANN
671 SW LONGHORN TER
FORT WHITE, FL 32038

2025

18-7S-16-04236-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

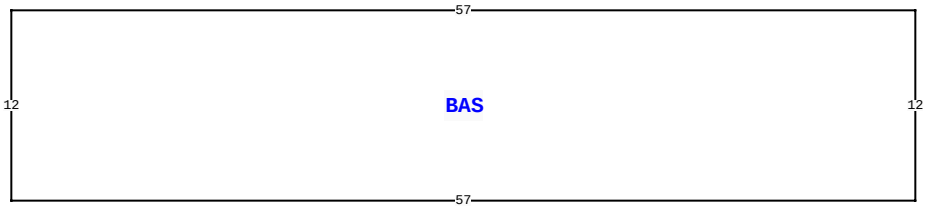
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
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	684	100		684	11,289
TOTALS	684			684	11,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	68.7600	41.26	28,222	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 684 HX Base Yr 2025



671 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		11,289
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		43,289
SOH/AGL Deduction		0
ASSESSED VALUE		43,289
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,289
TOTAL JUST VALUE		43,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12068	M H	125	01/22/1997
11870	M H	0	11/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1181	8/13/2024	WD	U	I	11	100
GRANTOR: GODDEN RICHARD A						
GRANTEE: GODDEN RICHARD A						
0797/0177	10/07/1994	WD	U	V	12	3,700
GRANTOR: JIM JEAN						
GRANTEE: RICHARD A GODDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 E57 N12$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 08/22/2025 BY SYS