LOT 65 CEDAR SPRING SHORES
RE-PLAT. ORB 669-647, 705-484
756-2230, 898-268, 905-1166,

LINEHAN BRIAN P/HAMLIN AMANDA FAYE
611 SW LONGHORN TERR
FORT WHITE, FL 32038

2026

18-7S-16-04236-140

BUILDING CHARACTERISTICS

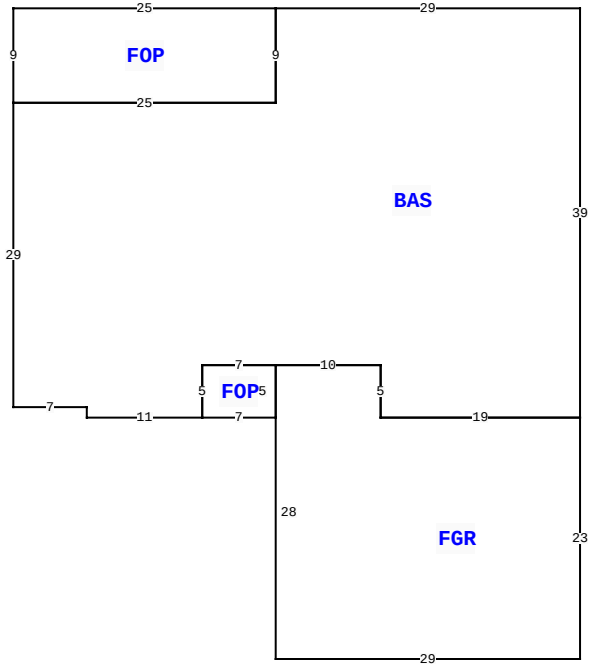
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	1,789	100		1,789	208,518
FGR	717	55		394	45,923
FOP	35	30		10	1,165
FOP	225	30		68	7,926
TOTALS	2,766			2,261	263,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	116.2770	130.23	294,450	2018	2018	0	0	0	10.50	89.50

2 SINGLE FAM 100% - 2001 Heated Area: 1789 HX Base Yr 2001



611 SW LONGHORN TER, FORT WHITE

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	786.00	UT	2.25	2.25	100	2018	2018	3	100	1,769	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		263,533
TOTAL MARKET OB/XF VALUE		5,369
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		293,902
SOH/AGL Deduction		85,240
ASSESSED VALUE		208,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,940
TOTAL JUST VALUE		293,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,319

XFOB:2:1: SKYLINE MH

SALE:2:1: NOT TYPICAL SALE

LAND:1:1: 1.52 AC

SALE:1:1: LOT 65, CEDAR SPRINGS SHORE REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35090	SFR	984	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1682	9/13/2000	WD	Q	I		25,000
GRANTOR: DONALD & AUDREY FIELD						
GRANTEE: LINEHAN & HAMLIN (J						
0905/1166	7/03/2000	QC	Q	V	01	100
GRANTOR: ALAN & MAUREEN WAGNER						
GRANTEE: DONALD & AUDREY FIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= W25 S9 E25 N9$ S9 W25 S29 E7 S1 E11 FOP= E7 N5 W7 S5$ N5 E7 FGR= S28 E29 N23 W19N5 W10$ E10 S5 E19 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,369

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	0100	C	SFR	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 01/30/2019 BY HC Total Acres: 1.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 10/06/2025 BY SYS