LOT 80 CEDAR SPRING SHORES REPLA
461-477, 622-614, 759-991, WD 13

THEUS CLARA FAYE
513 SW LONGHORN TER
FORT WHITE, FL 32038

**2026**

**18-7S-16-04236-155**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

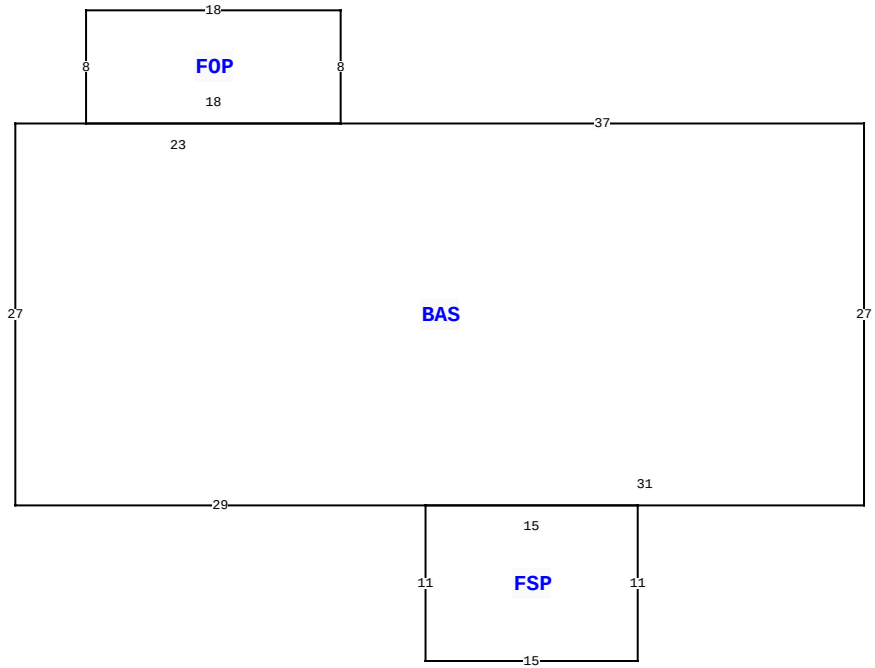
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,620 | 100 | | 1,620 | 44,284 |
| FOP | 144 | 35 | | 50 | 1,367 |
| FSP | 165 | 40 | | 66 | 1,804 |
| TOTALS | 1,929 | | | 1,736 | 47,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,736 | 113.9000 | 68.34 | 118,638 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1997 Heated Area: 1620 HX Base Yr 1997




513 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 | | 47,455 |
| TOTAL MARKET OB/XF VALUE | | 12,070 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 84,525 |
| SOH/AGL Deduction | | 33,380 |
| ASSESSED VALUE | | 51,145 |
| TOTAL EXEMPTION VALUE | HX HB WX | 31,145 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 84,525 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 84,525 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11369 | M H | 125 | 07/03/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/2143 | 3/29/2023 | LE | U | I | 14 | 100 |
| GRANTOR: THEUS CLARA FAYE | | | | | | |
| GRANTEE: THEUS CLARA FAYE (E | | | | | | |
| 1343/0014 | 8/17/2017 | WD | U | I | 30 | 100 |
| GRANTOR: CLARA FAYE & ARTHUR T | | | | | | |
| GRANTEE: CLARA FAYE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 FOP= N8 W18 S8 E18$ W23 S27 E29 FSP= S11 E15 N11 W15$ E31 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | 360.00 | UT | 4.50 | 4.50 | 100 | 2008 | 2008 | 3 | 100 | 1,620 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 11.00 | 11.00 | 100 | 2008 | 2008 | 3 | 100 | 2,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,070

| 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 07/13/2015 BY TW Total Acres: 1.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 10/03/2025 BY SYS