LOT 96 CEDAR SPRING SHORES RE-PL
783-1750, 850-398, WD 1204-1530,

ATTIA ANAISY/ABOUELSEOUD MOHAMED ELSAYED A
306 SW LONGHORN TER
FORT WHITE, FL 32038

2026

18-7S-16-04236-171

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	12	HARDWOOD 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
Quality	05	05

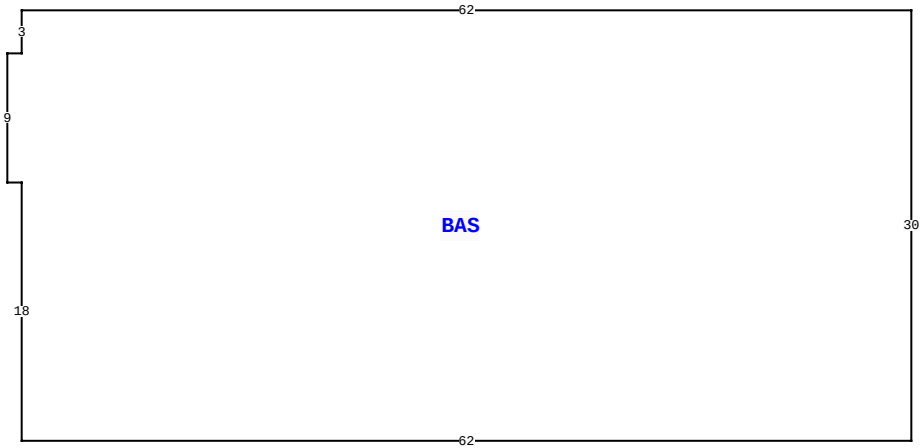
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100		1,869	172,692
TOTALS	1,869			1,869	172,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,869	114.3000	107.44	200,805	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2025 Heated Area: 1869 HX Base Yr 2025



306 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		172,692
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		209,292
SOH/AGL Deduction		0
ASSESSED VALUE		209,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,570
TOTAL JUST VALUE		209,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,316

SALE:2:1: LOT 96 CEDAR SPRING SHORE
SALE:1:1: CEDAR SPRING SHORES
LAND:1:1: 1.26 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38117	M H	548	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/2618	12/15/2023	WD	Q	I	01	259,000
GRANTOR: HENRY JOHN A						
GRANTEE: ATTIA ANAISY						
1382/2474	4/10/2019	WD	Q	V	03	12,000
GRANTOR: TRIWIN PROPERTIES LLC						
GRANTEE: JOHN A & SUSAN A HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S3 W1 S9 E1 S18 E62 N30$.

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	10	16	160.00	UT	10.00	10.00	100	2019	2019	3	100	1,600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	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 12/27/2023 BY TP Total Acres: 1.26 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS