LOT 98 CEDAR SPRING SHORES
RE-PLAT.

YOUNG DAVID
287 SW LONGHORN TERR
FT WHITE, FL 32038

2026

18-7S-16-04236-173

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

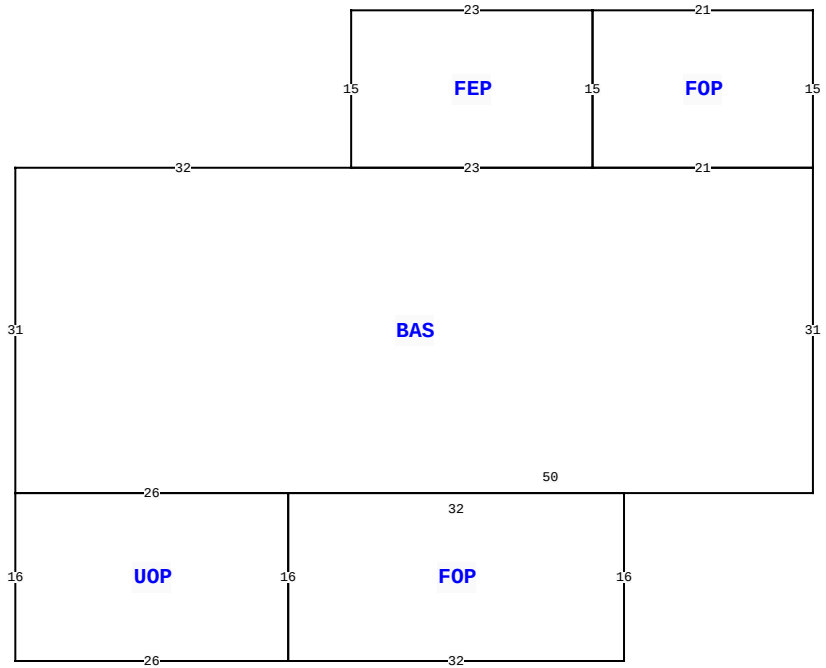
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,356	100		2,356	138,741
FEP	345	85		293	17,255
FOP	315	35		110	6,478
FOP	512	35		179	10,541
UOP	416	25		104	6,124
TOTALS	3,944			3,042	179,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,042	113.9000	107.07	325,707	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 2356 HX Base Yr 2003



287 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		179,139
TOTAL MARKET OB/XF VALUE		16,740
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		220,879
SOH/AGL Deduction		104,780
ASSESSED VALUE		116,099
TOTAL EXEMPTION VALUE	HX HB SX WR	105,722
BASE TAXABLE VALUE		10,377
TOTAL JUST VALUE		220,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,879

LAND:1:1: 1.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19466	M H	125	04/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/0700	2/18/2006	QC	Q	I	01	100
GRANTOR: JANICE YOUNG & DAVID						
GRANTEE: DAVID YOUNG						
1005/1791	1/28/2004	QC	Q	I	01	100
GRANTOR: JANICE YOUNG						
GRANTEE: JANICE & DAVID YOUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S31 UOP= S16 E26 N16 W26$ E26 FOP= S16 E32 N16 W32$ E50 N31 FOP= N15 W21 S15 E21$ W21 FEP= N15 W23 S15 E23$ W23$.

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	2002	2002	3	100	1,200	
2	0060	CARPORT F	0	100	25	24	600.00	UT	3.00	3.00	100	2002	2002	3	100	1,800	
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	25	12	300.00	UT	3.00	3.00	100	2002	2002	3	100	900	
5	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2002	2002	3	100	1,440	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
7	0296	SHED METAL	0	100	20	24	480.00	UT	12.00	12.00	50	2008	2008	3	50	2,880	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,740

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			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