LOT 16 UNIT 1 CEDAR SPRING SHORE
367-640, 924-253,255, WD 1344-22

MACALUSO STEVEN C/MACALUSO PATRICIA A
224 SW LONGHORN TER
FORT WHITE, FL 32038

2027

18-7S-16-04236-006

BUILDING CHARACTERISTICS

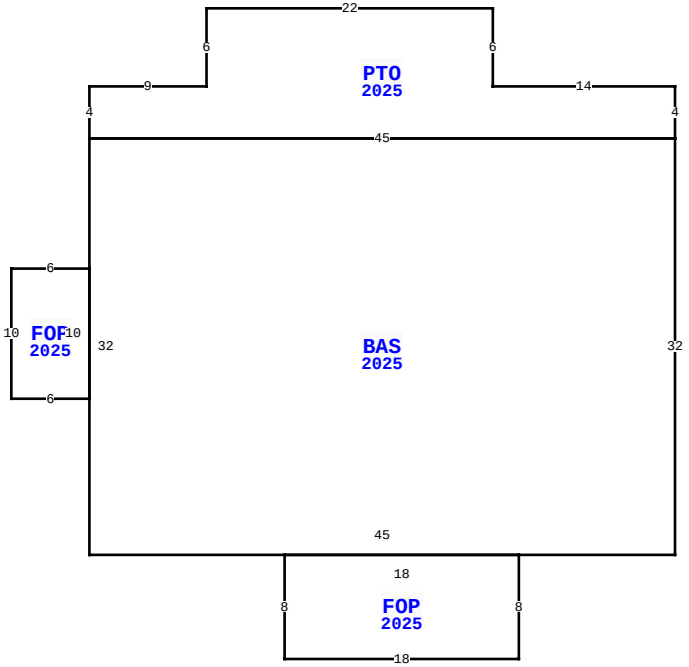
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,440	100	2025	1,440	175,434
FOP	60	30	2025	18	2,193
FOP	144	30	2025	43	5,239
PTO	312	5	2025	16	1,949
TOTALS	1,956			1,517	184,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	111.8700	123.06	186,682	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1440 HX Base Yr 2025



224 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,200	
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	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,815
TOTAL MARKET OB/XF VALUE	25,200
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	238,015
SOH/AGL Deduction	97,852
ASSESSED VALUE	140,163
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	38,752
TOTAL JUST VALUE	238,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047541	New Residential C	189,000	06/26/2023
000044572	Storage Building	13,000	06/01/2022
38035	STORAGE	150	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2209	9/22/2017	WD	U	V	30	20,000
GRANTOR: JAMES MACALUSO						
GRANTEE: STEVEN C & PATRICIA						
0924/0255	3/23/2001	WD	Q	V		14,000
GRANTOR: ROBERT & BARBARA QUIC						
GRANTEE: JAMES MACALUSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=4,12] E45 S32 W45 N32 $
FOP=[YR=2025;ORIG=19,44] E18 S8 W18 N8 $
FOP=[YR=2025;ORIG=-2,22] E6 S10 W6 N10 $
PTO=[YR=2025;ORIG=49,8] W14 N6 W22 S6 W9 S4 E45 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,200

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	28,000.00	28,000.00	28,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.33 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS