

LOT 21 UNIT 2 CEDAR SPRING SHORE
316-109, 764-548, 764-1661, WD 1

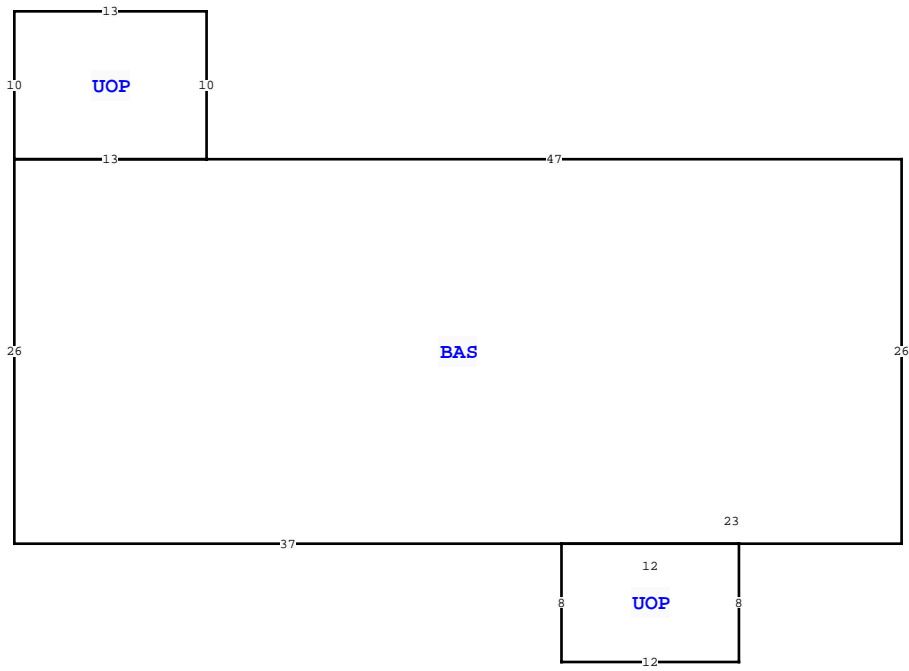
SHELTON-BLOCK ROSE
481 SW LONGHORN TER
FORT WHITE, FL 32038

2026

18-7S-16-04236-029
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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
BAS	1,560	100	
UOP	96	25	
UOP	130	25	
TOTALS	1,786		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2013								
				Heated Area: 1560			HX Base Yr 2013				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,012
TOTAL MARKET OB/XF VALUE			8,980
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			79,992
SOH/AGL Deduction			40,532
ASSESSED VALUE			39,460
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			14,460
TOTAL JUST VALUE			79,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22954	M H	358	03/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/0618	4/28/2012	WD U		I	40	51,600
GRANTOR: WILLIAM GROOT JR & GE						
GRANTEE: ROSE SHELTON-BLOCK						
1020/2439	7/09/2004	WD Q	V			40,000
GRANTOR: SCHMITT						
GRANTEE: GROOT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	6.50	100	2008
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF												8,980			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/08/2026			MLU									

BUILDING NOTES											
481 SW LONGHORN TER, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W47 UOP= N10 W13 S10 E13\$ W13 S26 E37 UOP= S8E12 N8 W12\$ E23 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	440.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							