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

2027

18-7S-16-04236-029

BUILDING CHARACTERISTICS

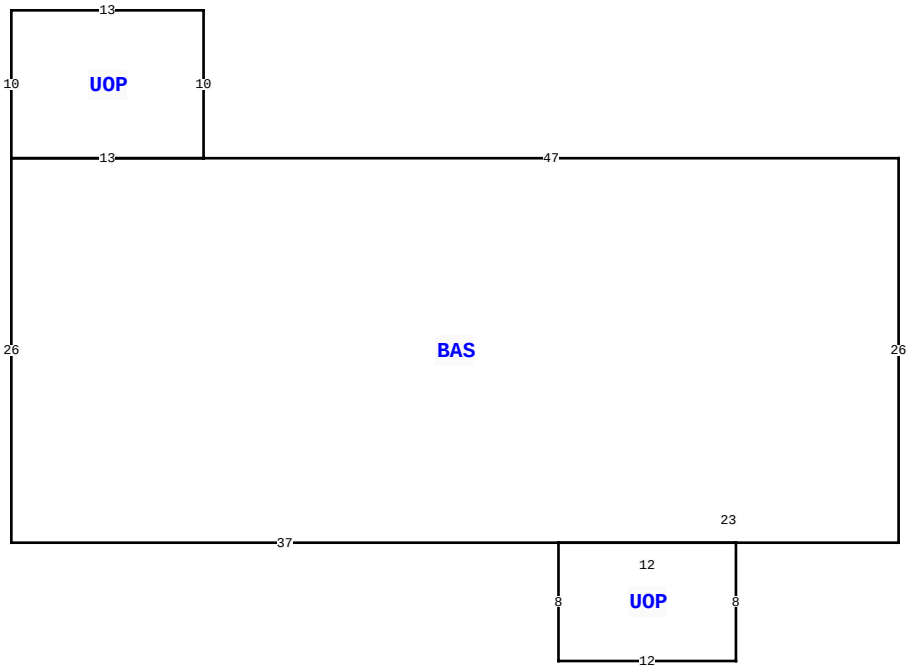
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	41,521
UOP	96	25		24	639
UOP	130	25		32	852
TOTALS	1,786			1,616	43,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,616	110.9000	66.54	107,529	1984	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1560 HX Base Yr 2013



481 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		39,348
ASSESSED VALUE		40,644
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,644
TOTAL JUST VALUE		79,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,992

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	2005	2005	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	6.50	6.50	100	2008	2008	3	100	780	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,980

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	100.00	440.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/13/2015 BY TW Total Acres: 1.01 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS