

LOT 1 CEDAR SPRING SHORES RE-PLA  
523-1, 729-76, 982-2661, WD 1103

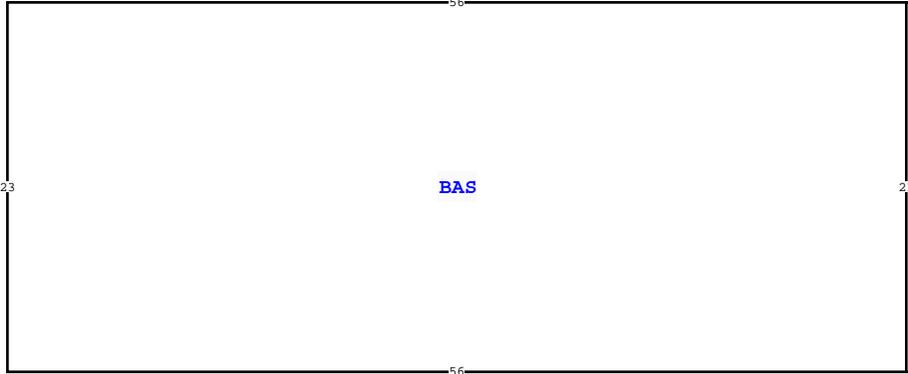
WAGNER ALAN L/WAGNER MAUREEN A  
985 SW LONGHORN TER  
FORT WHITE, FL 32038

**2026**

18-7S-16-04236-076  
1103/1206

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100

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%	2019									Heated Area: 1288	HX Base Yr 2019



Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	18716.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	SUBAREA MARKET VALUE
BAS	1,288	32,828
TOTALS	1,288	32,828

985 SW LONGHORN TER, FORT WHITE

L N	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	0	0	UT	0.00	0.00	100	2018	2018	3	100	200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,400	

LAND DESCRIPTION																
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
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,828
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			67,628
SOH/AGL Deduction			30,337
ASSESSED VALUE			37,291
TOTAL EXEMPTION VALUE	HX HB DX SX	37,291	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			67,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35124	M H	595	03/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/1206	11/28/2006	WD	Q	V		40,000
GRANTOR: JESSIE T STALNAKER JR						
GRANTEE: ALAN & MAUREEN WAGN						
0982/2661	5/08/2003	WD	Q	V		16,500
GRANTOR: W.L RESMONDO						
GRANTEE: JESSIE T STALNAKER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S23 E56 N23\$.