

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		CONSTRUCTION	
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 Floor	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
Quality	03	03	
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	1,288	100	
TOTALS	1,288		1,288

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

BAS

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,828
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			70,628
SOH/AGL Deduction			33,337
ASSESSED VALUE			37,291
TOTAL EXEMPTION VALUE	HX HB DX SX		37,291
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			70,628
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						

EXTRA FEATURES																
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			1.00	UT	0.00				200	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,200	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00	7,000.00			7,000	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,400	

TOTAL OB/XF														9,800
985 SW LONGHORN TER, FORT WHITE														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S23 E56 N23\$.									

LAND DESCRIPTION										TOTAL OB/XF										9,800				
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							