LOT 29 CEDAR SPRING SHORES REPLA
822-1783, WD 905-2217, DC 1521-8

TUSING CLIFTON R
853 SW LONGHORN TERR
FORT WHITE, FL 32038

2027

18-7S-16-04236-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	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

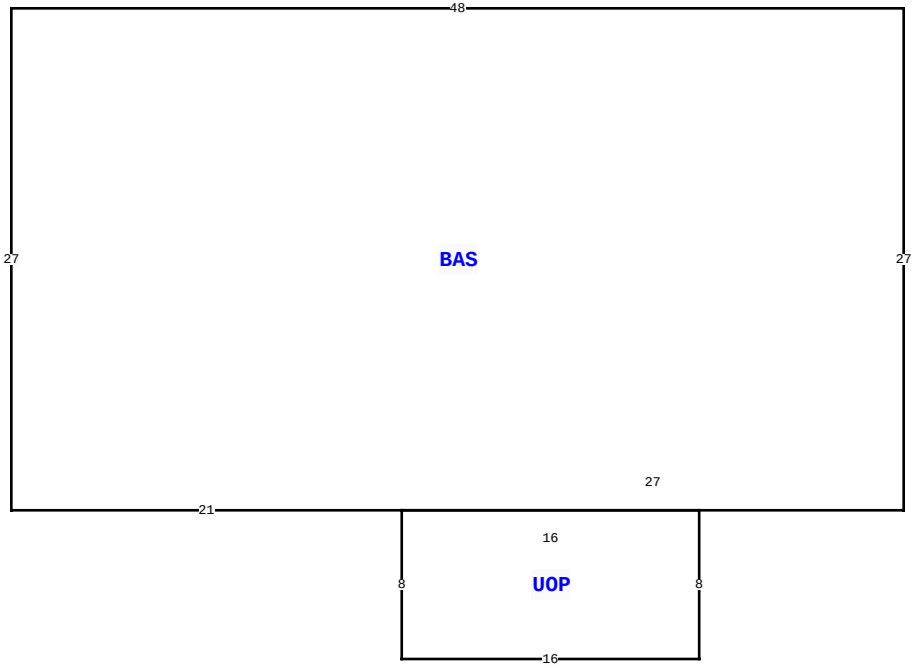
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
UOP	128	25		32	890
TOTALS	1,424			1,328	36,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	115.9000	69.54	92,349	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1296 HX Base Yr



853 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0296	SHED METAL	0	0	12	20	240.00	UT	11.00	11.00	100	2008	2008	3	100	2,640	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,940
TOTAL MARKET OB/XF VALUE	9,640
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	74,580
SOH/AGL Deduction	0
ASSESSED VALUE	74,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,580
TOTAL JUST VALUE	74,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11302	M H	125	06/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/2217	7/10/2000	WD	Q	V	01	0
GRANTOR: JOHNNIE F JR & CAROL						
GRANTEE: CLIFTON R & KAREN T						
0822/1783	5/25/1996	AD	U	V	13	6,500
GRANTOR: JOHNNIE F JR & CAROL						
GRANTEE: CLIFTON R & KAREN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E21 UOP= S8 E16N8 W16$ E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,640

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	0102	C	SFR/MH	0		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 07/13/2015 BY TW Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS