LOTS 38 & 39 CEDAR SPRING SHORES
739-861, 914-1299, 640-146, 914-

CLARK PAUL NORTON
791 SW LONGHORN TER
FORT WHITE, FL 32038

2027

18-7S-16-04236-113

BUILDING CHARACTERISTICS

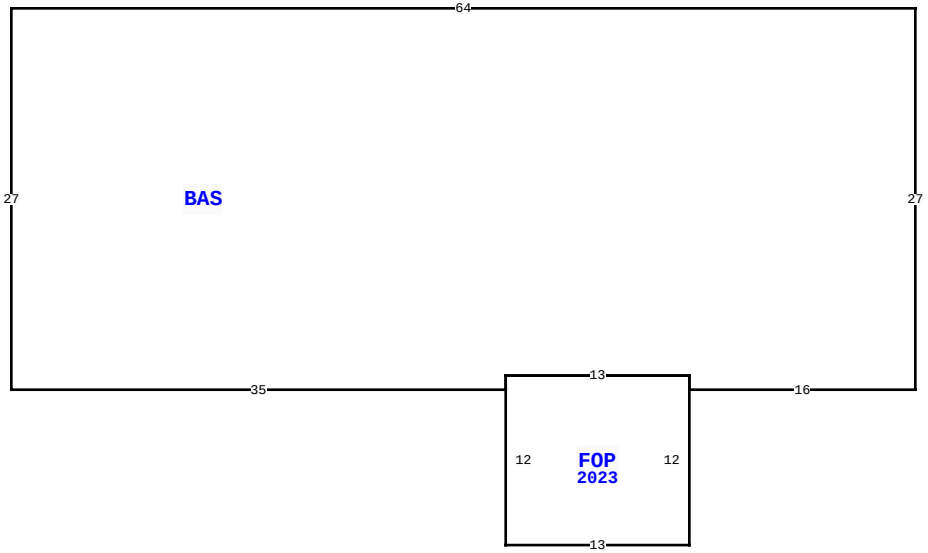
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,715	100		1,715	143,899
FOP	156	35	2023	55	4,615
TOTALS	1,871			1,770	148,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,770	114.2000	106.21	187,992	2002	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2023 Heated Area: 1715 HX Base Yr



791 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	05/26/2022 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	24	24	576.00	UT	3.00	3.00	100	2001	2001	3	100	1,728	
2	0296	SHED METAL	0	0	12	20	240.00	UT	3.00	3.00	100	2001	2001	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
7	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2023	2022		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,514
TOTAL MARKET OB/XF VALUE	16,348
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	214,862
SOH/AGL Deduction	0
ASSESSED VALUE	214,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,862
TOTAL JUST VALUE	214,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045271	Roof Replacement	8,000	08/25/2022
18696	M H	125	09/06/2001
17818	M H	75	01/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2459	11/23/2022	WD	Q	I	01	215,000
GRANTOR: ATKINS RANDY PAUL						
GRANTEE: CLARK PAUL NORTON						
1481/2453	11/16/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ATKINS RANDY PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W64 S27 E35 N1 E13 S1 E16 N27 $
FOP=[YR=2023;ORIG=-29,26] S12 E13 N12 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,348

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	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

REVIEW DATE 02/17/2023 BY ME Total Acres: 3.04 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS