LOT 48 CEDAR SPRING SHORES
RE-PLAT. ORB. 555-469 &
694-131, 744-1834, 962-2414,

CUOZZO JOSEPH A/CUOZZO JOANNE F
766 SW LONGHORN TERR
FT WHITE, FL 32038

2026

18-7S-16-04236-123

BUILDING CHARACTERISTICS

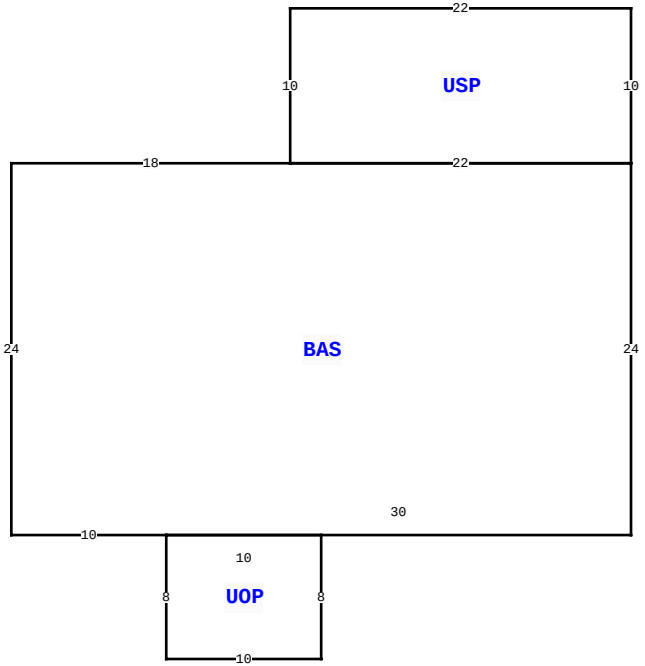
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	960	100		960	27,855
UOP	80	25		20	580
USP	220	35		77	2,234
TOTALS	1,260			1,057	30,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,057	120.9000	72.54	76,675	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 960 HX Base Yr 2007



766 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	9945	Well/Sept	0	100	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		30,670
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		65,670
SOH/AGL Deduction		33,651
ASSESSED VALUE		32,019
TOTAL EXEMPTION VALUE	HX HB SX	32,019
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,670

XFOB:1:1: 1990 SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/2696	12/08/2006	WD	Q	I	01	100
GRANTOR: ANDREW R & MICHELE A						
GRANTEE: JOSEPH & JOANNE F C						
1057/2079	9/02/2005	WD	Q	I		45,000
GRANTOR: LINDA C HATFIELD & ST						
GRANTEE: ANDREW R & MICHAELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S24 E10 UOP= S8 E10N8 W10$ E30 N24 USP= N10 W22 S10 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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: 1.55 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/11/2026 BY SYS