

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,040	100	
UOP	320	25	
TOTALS	2,360		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	MANUF	2	100%	-	2026							Heated Area: 2040		
												HX Base Yr 2026		
713 SW LONGHORN TER, FORT WHITE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/08/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				128,820		
TOTAL MARKET OB/XF VALUE				13,550		
TOTAL LAND VALUE - MARKET				23,800		
TOTAL MARKET VALUE				166,170		
SOH/AGL Deduction				0		
ASSESSED VALUE				166,170		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				114,759		
TOTAL JUST VALUE				166,170		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				166,278		
XFOB:1:1: SHOW MH						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
23861	M H	275	11/16/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/900	1/31/2025	WD	Q	I	01	225,000
GRANTOR: MCBEAN BRIAN						
GRANTEE: PURKHISER MELANIE						
1417/2670	7/14/2020	WD	Q	I	01	120,500
GRANTOR: BENJAMIN & ANGERLA ST						
GRANTEE: BRIAN & DENAGH LYNN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W28 UOP= N16 W20 S16 E20\$ W40 S30 E68 N30\$.						

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	0031	BARN,MT AE	0	100	30	30	900.00	UT	7.00	100	2005	2005	3	100	6,300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF 13,550																

LAND DESCRIPTION										TOTAL OB/XF														
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	0.85	28,000.00	23,800.00	23,800							