LOT 52 CEDAR SPRING SHORES REPLA
483-325, 851-759, 875-614, QD 10

PURKHISER MELANIE/PURKHISER TIMOTHY
713 SW LONGHORN TER
FORT WHITE, FL 32038

2027

18-7S-16-04236-127

BUILDING CHARACTERISTICS

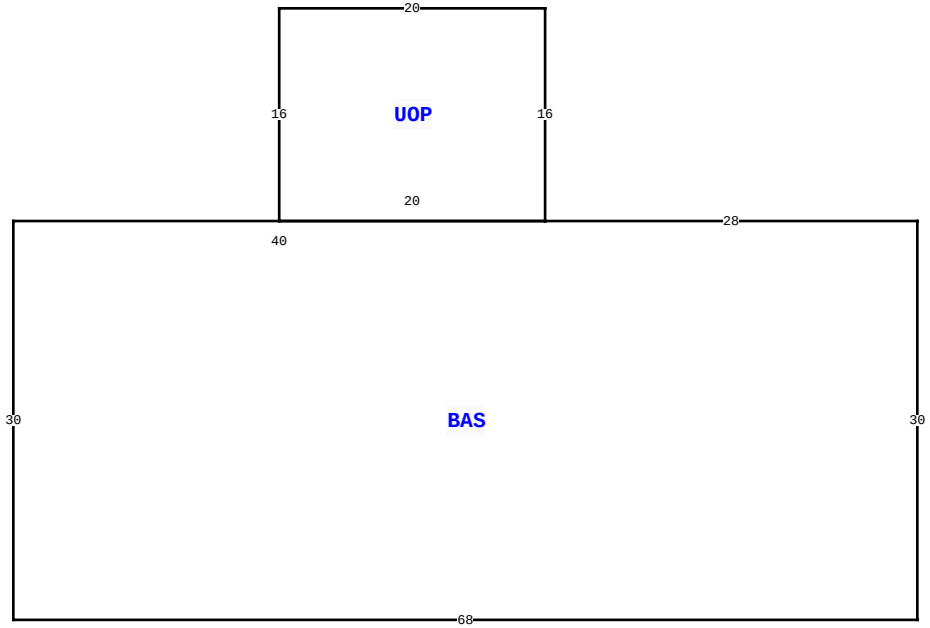
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,040	100		2,040	122,680
UOP	320	25		80	4,811
TOTALS	2,360			2,120	127,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,120	113.9000	109.34	231,801	2006	2006	0	0	0	45.00	55.00

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	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,491
TOTAL MARKET OB/XF VALUE		13,550
TOTAL LAND VALUE - MARKET		23,800
TOTAL MARKET VALUE		164,841
SOH/AGL Deduction		0
ASSESSED VALUE		164,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,430
TOTAL JUST VALUE		164,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,170

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$.

LAND DESCRIPTION

TOTAL OB/XF 13,550

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	0.85	28,000.00	23,800.00	23,800							

REVIEW DATE 04/02/2025 BY TP Total Acres: 1.52 Total Land Value: 23,800 Market: 0 Agricultural: 0 Common: 23,800 PRINTED 11/17/2026 BY SYS