LOT 53 CEDAR SPRING SHORES REPLA
473-366, 840-1650, 901-623, WD 1

TROUTNER MICHAEL/FITZPATRICK CHARLIE D SR
704 SW LONGHORN TER
FORT WHITE, FL 32038

2027

18-7S-16-04236-128

BUILDING CHARACTERISTICS

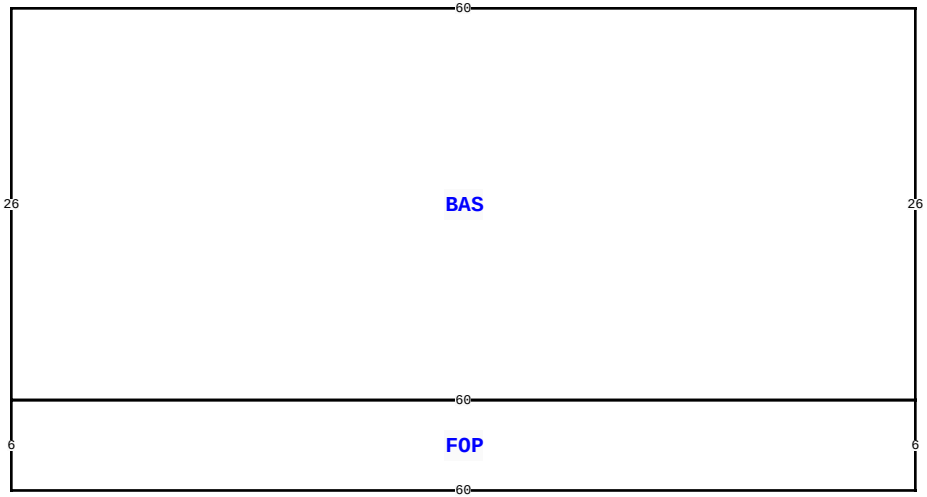
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0201	MODULAR 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	1,560	100		1,560	129,932
FOP	360	30		108	8,995
TOTALS	1,920			1,668	138,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,668	112.1610	105.43	175,857	2005	2015	0	0	0	21.00	79.00

1 MODULAR 1 0% - 0 Heated Area: 1560 HX Base Yr



704 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	0166	CONC,PAVMT	0	0	4	50	200.00	UT	2.25	2.25	100	2009	2009	3	100	450	
2	0060	CARPORT F	0	0	18	20	360.00	UT	3.50	3.50	100	2009	2009	3	100	1,260	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,927
TOTAL MARKET OB/XF VALUE	3,310
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	170,237
SOH/AGL Deduction	31,518
ASSESSED VALUE	138,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,719
TOTAL JUST VALUE	170,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,108

XFOB:2:1: SKYL MH

SALE:1:1: LOT 53 CEDAR SPRINGS SHORES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23598	M H	0	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2238	3/23/2026	WD	Q	I	01	250,000
GRANTOR: GUESS FORREST R						
GRANTEE: TROUTNER MICHAEL						
1308/2750	1/27/2016	QC	U	I	11	100
GRANTOR: FORREST & ERLINDA GUE						
GRANTEE: FORREST R GUESS & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S26 E60 N26 $
FOP=[ORIG=-60,26] S6 E60 N6 W60 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,310

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	0201	C	MOD HOME	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 07/28/2026 BY TP Total Acres: 1.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS