

LOT 65 CEDAR SPRING SHORES  
 RE-PLAT. ORB 669-647, 705-484  
 756-2230, 898-268, 905-1166,

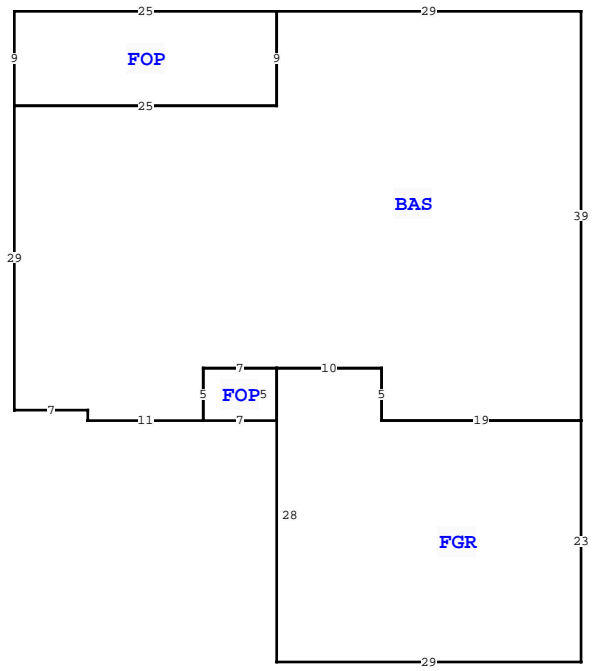
LINEHAN BRIAN P/HAMLIN AMANDA FAYE  
 611 SW LONGHORN TERR  
 FORT WHITE, FL 32038

**2026**

18-7S-16-04236-140

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,789	100	
FGR	717	55	
FOP	35	30	
FOP	225	30	
TOTALS	2,766		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,261	116.2770	130.23	294,450	2018	2018	0	0	10.50	89.50
2 SINGLE FAM 100% - 2001 Heated Area: 1789 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		263,533	
TOTAL MARKET OB/XF VALUE		5,369	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		296,902	
SOH/AGL Deduction		88,848	
ASSESSED VALUE		208,054	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		156,643	
TOTAL JUST VALUE		296,902	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,319	
XFOB:2:1: SKYLINE MH			
SALE:2:1: NOT TYPICAL SALE			
LAND:1:1: 1.52 AC			
SALE:1:1: LOT 65, CEDAR SPRINGS SHORE REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35090	SFR	984	03/24/2017
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0910/1682	9/13/2000	WD Q	I 25,000
GRANTOR: DONALD & AUDREY FIELD			
GRANTEE: LINEHAN & HAMLIN (J			
0905/1166	7/03/2000	QC Q	V 01 100
GRANTOR: ALAN & MAUREEN WAGNER			
GRANTEE: DONALD & AUDREY FIE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W29 FOP= W25 S9 E25 N9\$ S9 W25 S29 E7 S1 E11 FOP= E7 N5 W7 S5\$ N5 E7 FGR= S28 E29 N23 W19N5 W10\$ E10 S5 E19 N39\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2018
4	0166	CONC,PAVMT	0	100	0	0	786.00	UT	2.25	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00