

LOT 78 CEDAR SPRING SHORES  
 REPLAT. 778-652, DC 1166-  
 2396, WD 1171-1553, 1185-123,

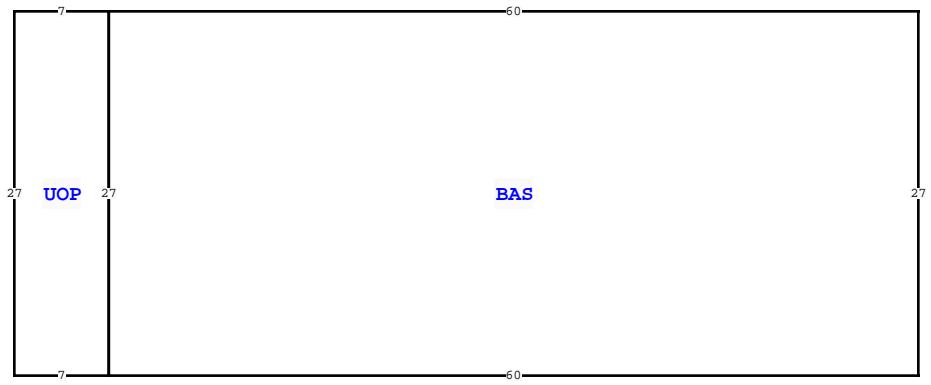
GLASS KRISTI/EDWARD RUBEN II  
 510 SW LONGHORN TER  
 FORT WHITE, FL 32038

**2026**

18-7S-16-04236-153  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
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	06	06	
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	1,620	100	
UOP	189	25	
TOTALS	1,809		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2016	Heated Area: 1620					HX Base Yr	2016



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			119,924
TOTAL MARKET OB/XF VALUE			11,550
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			166,474
SOH/AGL Deduction			87,496
ASSESSED VALUE			78,978
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			27,567
TOTAL JUST VALUE			166,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9333	PUMP/UTPOL	125	02/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0193	3/16/2020	WD	U	I	11	100
GRANTOR: KRISTI GLASS						
GRANTEE: KRISTI GLASS & EDWA						
1263/0716	10/15/2013	WD	Q	I	01	85,000
GRANTOR: WILLIAM MERRITT						
GRANTEE: KRISTI GLASS						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0070	CARPORT UF	0.00
2	0294	SHED WOOD/	0.00
3	9945	Well/Sept	7,000.00
4	0294	SHED WOOD/	0.00
5	0190	FPLC PF	1,200.00
6	0070	CARPORT UF	0.00
TOTALS			11,550

TOTAL OB/XF												11,550				
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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	700	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	700	
5	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	750	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 UOP= W7 S27 E7 N27\$ S27 E60 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0200	C	MBL HM

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	1.25	28,000.00	35,000.00	35,000							