LOT 80 CEDAR SPRING SHORES REPLA
461-477, 622-614, 759-991, WD 13

THEUS CLARA FAYE
513 SW LONGHORN TER
FORT WHITE, FL 32038

2027

18-7S-16-04236-155

BUILDING CHARACTERISTICS

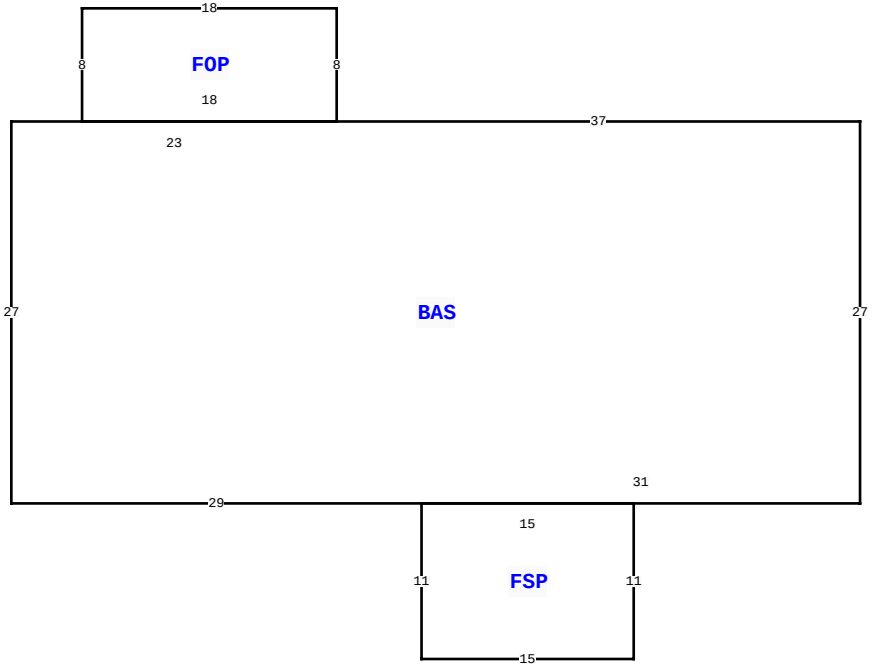
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	44,284
FOP	144	35		50	1,367
FSP	165	40		66	1,804
TOTALS	1,929			1,736	47,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	113.9000	68.34	118,638	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1620 HX Base Yr 1997



513 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,455
TOTAL MARKET OB/XF VALUE		12,070
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		87,525
SOH/AGL Deduction		34,999
ASSESSED VALUE		52,526
TOTAL EXEMPTION VALUE	HX HB WX	32,526
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		87,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11369	M H	125	07/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2143	3/29/2023	LE	U	I	14	100
GRANTOR: THEUS CLARA FAYE						
GRANTEE: THEUS CLARA FAYE (E						
1343/0014	8/17/2017	WD	U	I	30	100
GRANTOR: CLARA FAYE & ARTHUR T						
GRANTEE: CLARA FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FOP= N8 W18 S8 E18$ W23 S27 E29 FSP= S11 E15 N11 W15$ E31 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	100	2008	2008	3	100	1,620	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	100	2008	2008	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 12,070

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	0102	C	SFR/MH	100		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 07/13/2015 BY TW Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS