LOT 86 CEDAR SPRING SHORES
RE-PLAT. ORB 703-170, 860-2444

GRIFFIN MICHAEL T/GRIFFIN MELISSA J
385 SW LONGHORN TER
FT WHITE, FL 32038

2027

18-7S-16-04236-161

BUILDING CHARACTERISTICS

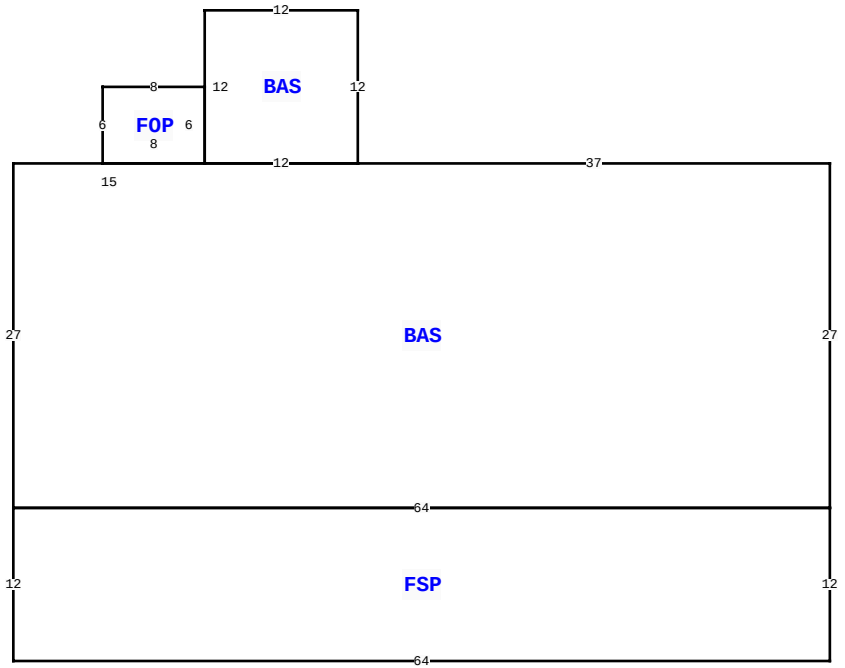
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M 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	144	100		144	8,390
BAS	1,728	100		1,728	100,676
FOP	48	35		17	991
FSP	768	40		307	17,887
TOTALS	2,688			2,196	127,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,196	113.9000	105.93	232,622	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1872 HX Base Yr 2000



385 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,080
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		39,750
TOTAL MARKET VALUE		199,830
SOH/AGL Deduction		104,919
ASSESSED VALUE		94,911
TOTAL EXEMPTION VALUE	HX HB	39,356
BASE TAXABLE VALUE		55,555
TOTAL JUST VALUE		199,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,207

SALE:1:2: SALE

SALE:1:1: SALE INCL 1993 DW-MH, ANOTHER MH ADDED A

XFOB:2:1: SHOR MH

PRMT:2:1: 28X68

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051246	Electrical Servic	0	10/24/2024
14773	M H	125	12/14/1998
6889	M H	60	02/25/1993
4648	SFR	50,000	02/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/2444	6/22/1998	WD	Q	I	03	65,000
GRANTOR: ALAN L & MAUREEN A WA						
GRANTEE: MICHAEL T & MELISSA						
0613/0495	1/01/1987	WD	Q	V		4,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 BAS= N12 W12 S12 E12$ W12 FOP= N6 W8 S6 E8$ W15 S27 FSP= S12 E64 N12 W64$ E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0.50	LT		1.00	1.00	1.50	28,000.00	42,000.00	21,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	UT		1.00	1.00	1.50	25,000.00	37,500.00	18,750							

REVIEW DATE 11/26/2024 BY TW Total Acres: 2.02 Total Land Value: 39,750 Market: 0 Agricultural: 0 Common: 39,750 PRINTED 11/17/2026 BY SYS

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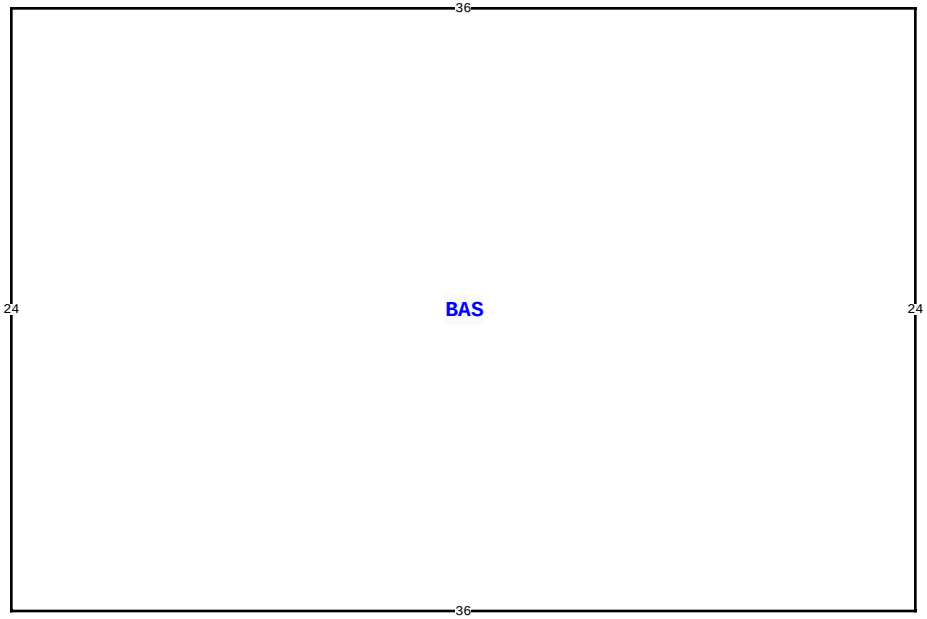
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M 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	864	100		864	20,138
TOTALS	864			864	20,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	97.1100	58.27	50,345	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2000 Heated Area: 864 HX Base Yr 2000



385 SW LONGHORN TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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0613/0495	1/01/1987	WD	Q	V		4,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/26/2024 BY TW Total Acres: 2.02 Total Land Value: 39,750 Market: 0 Agricultural: 0 Common: 39,750 PRINTED 11/17/2026 BY SYS