

LOT 96 CEDAR SPRING SHORES RE-PL  
783-1750, 850-398, WD 1204-1530,

ATTIA ANAISY/ABOUELSEoud MOHAMED ELSAYED A  
306 SW LONGHORN TER  
FORT WHITE, FL 32038

**2026**

18-7S-16-04236-171  
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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 31               | VINYL SID    | 100   |
| Roof Structur            | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 03               | COMP SHNGL   | 100   |
| Interior Wall            | 05               | DRYWALL      | 100   |
| Interior Floor           | 14               | CARPET       | 90    |
| Interior Floor           | 12               | HARDWOOD     | 10    |
| Air Condition            | 03               | CENTRAL      | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 3            | 100   |
| Bathrooms                |                  | 2            | 100   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual Units       | 01               | CONV         | 100   |
|                          |                  | 0            | 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  |
| BAS                      | 1,869            | 100          |       |
| TOTALS                   | 1,869            |              | 1,869 |

| 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% - 2025 |                |                |                 |     |      |      |            |        |
| Heated Area: 1869  |       |           |             |                |                | HX Base Yr 2025 |     |      |      |            |        |
|                    |       |           |             |                |                |                 |     |      |      |            |        |
| BLD DATE           |       |           |             |                |                |                 |     |      |      |            |        |
| XF DATE            |       |           |             |                |                |                 |     |      |      |            |        |
| INC DATE           |       |           |             |                |                |                 |     |      |      |            |        |
| LGL DATE           |       |           |             |                |                |                 |     |      |      |            |        |
| LAND DATE          |       |           |             |                |                |                 |     |      |      |            |        |
| AG DATE            |       |           |             |                |                |                 |     |      |      |            |        |
|                    |       |           |             |                |                |                 |     |      |      | 05/08/2026 | MLU    |

| COLUMBIA COUNTY PROPERTY            |             |     |            | PAGE 1 of 1  | 3 |
|-------------------------------------|-------------|-----|------------|--------------|---|
| VALUATION SUMMARY                   |             |     |            |              |   |
| VALUATION BY                        |             |     |            | STANDARD     |   |
| Tax Group: 3                        |             |     |            | Tax Dist:    |   |
| BUILDING MARKET VALUE               |             |     |            | 172,692      |   |
| TOTAL MARKET OB/XF VALUE            |             |     |            | 11,600       |   |
| TOTAL LAND VALUE - MARKET           |             |     |            | 28,000       |   |
| TOTAL MARKET VALUE                  |             |     |            | 212,292      |   |
| SOH/AGL Deduction                   |             |     |            | 0            |   |
| ASSESSED VALUE                      |             |     |            | 212,292      |   |
| TOTAL EXEMPTION VALUE               |             |     |            | HX HB 51,411 |   |
| BASE TAXABLE VALUE                  |             |     |            | 160,881      |   |
| TOTAL JUST VALUE                    |             |     |            | 212,292      |   |
| NCON VALUE                          |             |     |            | 0            |   |
| INCOME VALUE                        |             |     |            |              |   |
| PREVIOUS YEAR MKT VALUE             |             |     |            | 215,316      |   |
| SALE:2:1: LOT 96 CEDAR SPRING SHORE |             |     |            |              |   |
| SALE:1:1: CEDAR SPRING SHORES       |             |     |            |              |   |
| LAND:1:1: 1.26 AC                   |             |     |            |              |   |
| PERMIT NUM                          | DESCRIPTION | AMT | ISSUED     |              |   |
| 38117                               | M H         | 548 | 05/15/2019 |              |   |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1504/2618                      | 12/15/2023 | WD        | Q   | I   | 01     | 259,000    |
| GRANTOR: HENRY JOHN A          |            |           |     |     |        |            |
| GRANTEE: ATTIA ANAISY          |            |           |     |     |        |            |
| 1382/2474                      | 4/10/2019  | WD        | Q   | V   | 03     | 12,000     |
| GRANTOR: TRIWIN PROPERTIES LLC |            |           |     |     |        |            |
| GRANTEE: JOHN A & SUSAN A HE   |            |           |     |     |        |            |

| 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 | 10 | 16    | UT | 10.00    | 10.00          | 100       | 2019    |
| 2              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | UT | 7,000.00 | 7,000.00       | 100       | 2019    |
| 3              | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2024    |
| 4              | 0080       | DECKING     | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2024    |
| 5              | 0261       | PRCH, UOP   | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2024    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     | 11,600   |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   | 1.00    | 28,000.00  | 28,000.00      | 28,000     |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W62 S3 W1 S9 E1 S18 E62 N30\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 11,600 |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   | 1.00    | 28,000.00  | 28,000.00      | 28,000     |                             |      |         |      |     |    |        |