LOT 110 CEDAR SPRING SHORES REPL
1 CEDAR SPRING SHORES.

WAUGH SHAWN/WAUGH JADE
141 SW LONGHORN TERR
FORT WHITE, FL 32038

2027

18-7S-16-04236-185

BUILDING CHARACTERISTICS

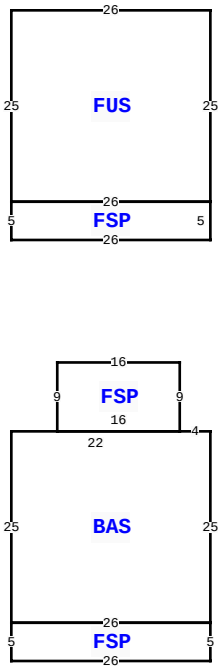
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100		650	64,059
FSP	130	40		52	5,125
FSP	130	40		52	5,125
FSP	144	40		58	5,716
FUS	650	100		650	64,059
TOTALS	1,704			1,462	144,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	137.8377	151.62	221,668	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1300 HX Base Yr



141 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
1	0251	LEAN TO W/	0	0	10	24	240.00	UT	4.00	4.00	100	2008	2008	3	100	960	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
3	0120	CLFENCE 4	0	0	0	0	80.00	UT	6.50	6.50	100	2008	2008	3	100	520	
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,084
TOTAL MARKET OB/XF VALUE	6,236
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	234,320
SOH/AGL Deduction	0
ASSESSED VALUE	234,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,320
TOTAL JUST VALUE	234,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1077	10/27/2021	WD	Q	I	01	200,000
GRANTOR: VANHOEK REBECCA A						
GRANTEE: WAUGH SHAWN						
1452/1071	10/22/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: VANHOEK REBECCA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W4 W22 S25 E26 N25 $
FUS=[ORIG=0,-30] N25 W26 S25 E26 $
FSP=[ORIG=-4,0] N9 W16 S9 E16 $
FSP=[ORIG=-26,25] S5 E26 N5 W26 $
FSP=[ORIG=-26,-30] S5 E26 N5 W26 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,236

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	28,000.00	42,000.00	42,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	28,000.00	42,000.00	42,000							

REVIEW DATE 12/20/2021 BY CP Total Acres: 2.16 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS