NW1/4 OF NW1/4, EX 5.01 AC'S DES
1004-790,

LONGABACH TERESA C
312 SW PICKFORD CT
FORT WHITE, FL 32038

2027

27-7S-16-04338-001

BUILDING CHARACTERISTICS

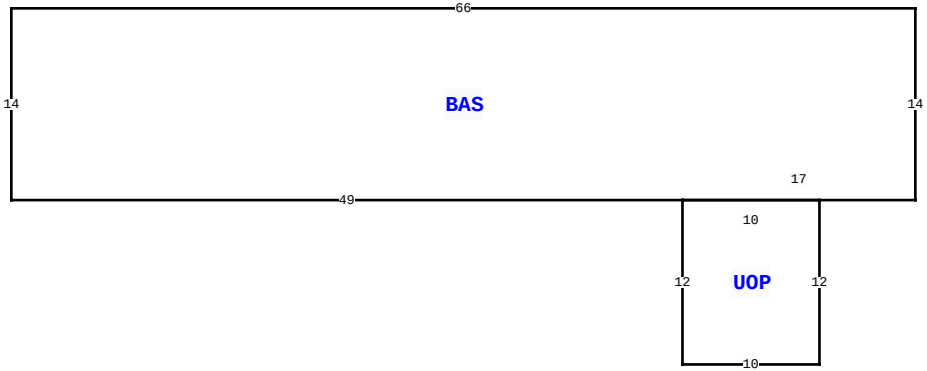
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,570
UOP	120	25		30	636
TOTALS	1,044			954	20,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	954	88.2550	52.95	50,514	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



735 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	50	2007	2007	3	50	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,797
TOTAL MARKET OB/XF VALUE	14,100
TOTAL LAND VALUE - MARKET	209,940
TOTAL MARKET VALUE	157,134
SOH/AGL Deduction	10,659
ASSESSED VALUE	146,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,475
TOTAL JUST VALUE	345,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,931

BLDG:2:1: HOUSE ADDED FOR '98 FROM R04338-SEE NOT

SALE:1:1: GRANTOR HAD RESV LIFE EST (DIED 05/04/98

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051976	Roof Replacement	8,300	01/03/2025
000043251	Electrical Servic	0	11/24/2021
31528	M H	805	10/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/0969	9/11/2000	WD	Q	I	01	100
GRANTOR: SANDRA P JONES (RESER						
GRANTEE: TERESA C LONGABACH						
0803/0929	3/22/1995	QC	Q	I	01	100
GRANTOR: MYRTLE THOMAS TROWELL						
GRANTEE: SANDRA P JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E49 UOP= S12 E10 N12 W10$ E17 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,100

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.99	AC		1.00	1.00	1.00	280.00	280.00	9,237							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.99	AC		1.00	1.00	1.00	6,000.00	6,000.00	197,940							

REVIEW DATE 01/29/2025 BY JS Total Acres: 34.99 Total Land Value: 21,237 Market: 197,940 Agricultural: 9,237 Common: 12,000 PRINTED 11/17/2026 BY SYS

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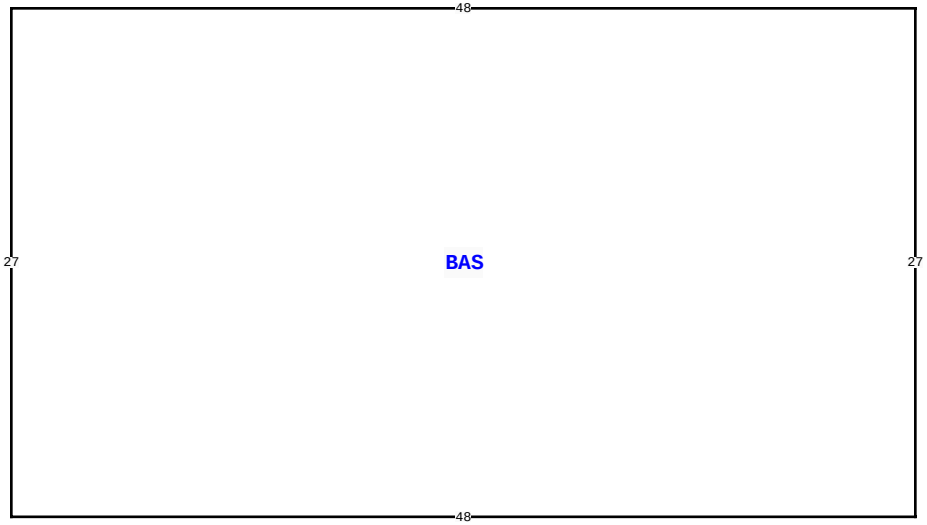
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	101,591
TOTALS	1,296			1,296	101,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	105.93	137,285	2014	2013	0	0	0	26.00	74.00

4 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



735 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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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

PAGE 2 of 2 3

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0803/0929	3/22/1995	QC	Q	I	01	100
GRANTOR: MYRTLE THOMAS TROWELL						
GRANTEE: SANDRA P JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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 01/29/2025 BY JS Total Acres: 34.99 Total Land Value: 21,237 Market: 197,940 Agricultural: 9,237 Common: 12,000 PRINTED 11/17/2026 BY SYS