

N1/2 OF SE1/4 OF NE1/4 OF
NW1/4 EX RD R/W.
ORB 827-1872, 874-297, QC 1107

COSTE EVELYN CARDELLI
1119 SW SPRUCE RD
FORT WHITE, FL 32038

2026

01-6S-15-00492-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	02	02
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	11,186
UEP	528	70		370	6,719
UOP	288	25		72	1,308

TOTALS	1,432			1,058	19,213
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	5.12

REVIEW DATE 08/04/2016 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,058	75.6585	45.40	48,033	1986	1986	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2007 Heated Area: 616 HX Base Yr 2007											
124412 UEP 144414 BAS 122412 UOP											

1119 SW SPRUCE RD, FORT WHITE	BLD DATE	LGL DATE	05/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF										9,300									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0200	C	MBL HM	100		00	0.00	0.00	5.12	AC		1.00	1.00	0.85	10,000.00	8,500.00	43,520		

Total Acres: 5.12 Total Land Value: 43,520 Market: 0 Agricultural: 0 Common: 43,520

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
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VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 3 Tax Dist:									
BUILDING MARKET VALUE										19,213									
TOTAL MARKET OB/XF VALUE										9,300									
TOTAL LAND VALUE - MARKET										43,520									
TOTAL MARKET VALUE										72,033									
SOH/AGL Deduction										31,384									
ASSESSED VALUE										40,649									
TOTAL EXEMPTION VALUE										25,000									
BASE TAXABLE VALUE										15,649									
TOTAL JUST VALUE										72,033									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										72,033									

SALE:3:1: 1986 12 X 44 MH INCLUDED
SALE:1:1: 1986 14 X 44 MH INCL
XF0B:1:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1107/0052	12/29/2006	QC	Q	I	06	100	
GRANTOR: CHARLES E COSTE JR							
GRANTEE: EVELYN CARDELLI COS							
0874/0297	1/15/1999	WD	Q	I		26,000	
GRANTOR: MCCLEARY							
GRANTEE: COSTE							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS= W44 S14 E20 UOP= S12 E24 N12 W24\$ E24 N14\$ UEP= N12 W44 S12 E44\$.