LOT 12 UNIT 1 CEDAR SPRING SHORE
584-468, PB 1280-1078, DC 1434-2

SHERROD RHONDA KAY/SHERROD WALTER LEROY
13172 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

18-7S-16-04236-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

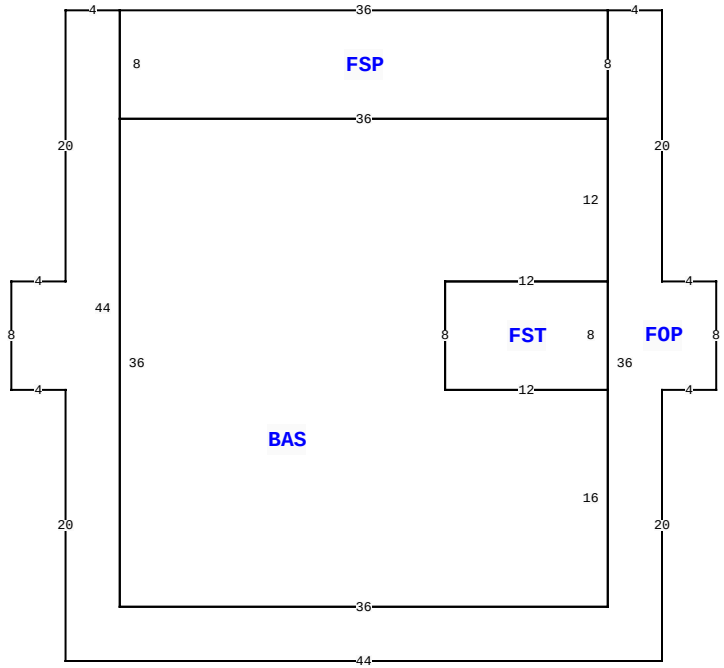
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,200	100		1,200	102,096
FOP	592	30		178	15,144
FSP	288	40		115	9,784
FST	96	55		53	4,509
TOTALS	2,176			1,546	131,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,546	116.2260	141.80	219,223	1990	1990	0	0	0	40.00	60.00

1 SFR PILING 0% - 2022 Heated Area: 1200 HX Base Yr



490 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,534
TOTAL MARKET OB/XF VALUE	5,622
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	212,156
SOH/AGL Deduction	0
ASSESSED VALUE	212,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,156
TOTAL JUST VALUE	212,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052526	Remodel	24,000	03/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1616	10/19/2021	QC	U	I	11	100
GRANTOR: BROOKS RODNEY NELSON						
GRANTEE: SHERROD RHONDA KAY						
1451/1619	10/14/2021	WD	U	I	11	100
GRANTOR: SHERROD RHONDA KAY						
GRANTEE: SHERROD RHONDA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= S20 E4 S8 W4 S20 W44 N20W4 N8 E4 N20 E4 FSP= E36 S8 W36N8$ S44 E36 N36 BAS= W36 S36 E36 N16 W12 N8 E12 FST= W12 S8 E12 N8$ N12$ N8 E4$.

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	0084	DOCK-RIVER	0	0	0	0	628.00	UT	14.50	14.50	100	1990	1990	3	40	3,642	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	
3	0070	CARPORT UF	0	0	18	25	450.00	UT	2.00	2.00	100	2008	2008	3	100	900	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,622

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	100.00	485.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.11 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS