LOT 23 CEDAR SPRING SHORES. UNIT
ORB 369-832, 629-694, DC 1140-41

GARCIA CLAUDE MICHAEL
2679 MEADOW ROAD
WEST PALM BEACH, FL 33406

2026

18-7S-16-04236-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

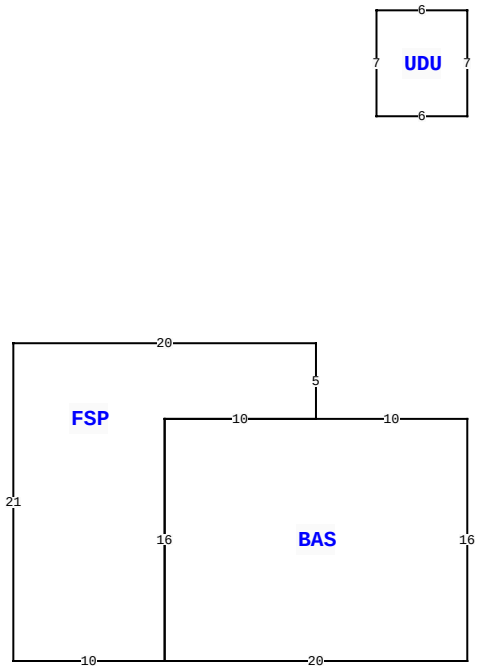
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 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	320	100		320	22,866
FSP	260	40		104	7,431
UDU	42	55		23	1,643
TOTALS	622			447	31,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	447	98.1560	109.93	49,139	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 320 HX Base Yr



444 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	31,940
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	106,940
SOH/AGL Deduction	0
ASSESSED VALUE	106,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,940
TOTAL JUST VALUE	106,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1196/0612	6/02/2010	QC	U	I	11	100
GRANTOR: CLAUDE GARCIA JR						
GRANTEE: CLAUDE GARCIA JR (						
1195/2209	6/02/2010	QC	U	I	11	100
GRANTOR: CLAUDE MICHAEL GARCIA						
GRANTEE: CLAUDE GARCIA JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N5 W20 S21 E10 N16 E10$ W10 S16 E20 N16$ PTR= N20 UDU= N7 W6 S7 E6$ S20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.07 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS