LOT 24 CEDAR SPRING SHORES UNIT
368-332, 778-2242, WD 1298-24, W

DRAWDY J BRUCE LIVING TRUST DATED APRIL 9, 2019
317 NW STREAMSIDE CT
LAKE CITY, FL 32055

2026

18-7S-16-04236-009

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

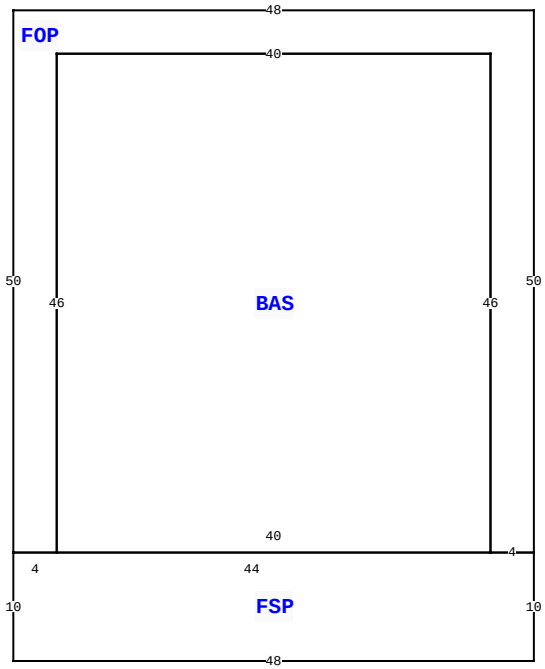
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	264,977
FOP	560	30		168	24,193
FSP	480	40		192	27,650
TOTALS	2,880			2,200	316,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,200	125.9060	153.61	337,942	2016	2020	0	0	0	6.25	93.75

1 SFR PILING 0% - 2025 Heated Area: 1840 HX Base Yr



424 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	316,821
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	393,561
SOH/AGL Deduction	0
ASSESSED VALUE	393,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,561
TOTAL JUST VALUE	393,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,785

PRCL:0:2: 9-16-15: PER RON CROFT, 911 SITE ADDR FO
SALE:1:1: CEDAR SPRINGS SHORES INCLUDE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044587	Roof Replacement	26,975	06/02/2022
33394	SFR	873	09/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2671	12/20/2024	WD	Q	I	01	575,000
GRANTOR: WILLIAMS DAVID D						
GRANTEE: DRAWDY J BURCE LIVI						
1298/0024	7/15/2015	WD	Q	V	01	105,000
GRANTOR: ERNEST LYONS						
GRANTEE: DAVID D & KIMBERLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= E4 N50 W48 S50 E4 N46 E40 S46$ BAS= N46 W40 S46 E40$
FSP= W44 S10 E48 N10 W4$.

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	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2016	2016	3	100	540	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/05/2025 BY ME Total Acres: 1.07 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS