LOT 25 CEDAR SPRING SHORES. UNIT
459 587, TR 777-397, QC 808-2021

GLEASON PAUL
404 SW BLUFF DR
FORT WHITE, FL 32038

2025

18-7S-16-04236-010

BUILDING CHARACTERISTICS

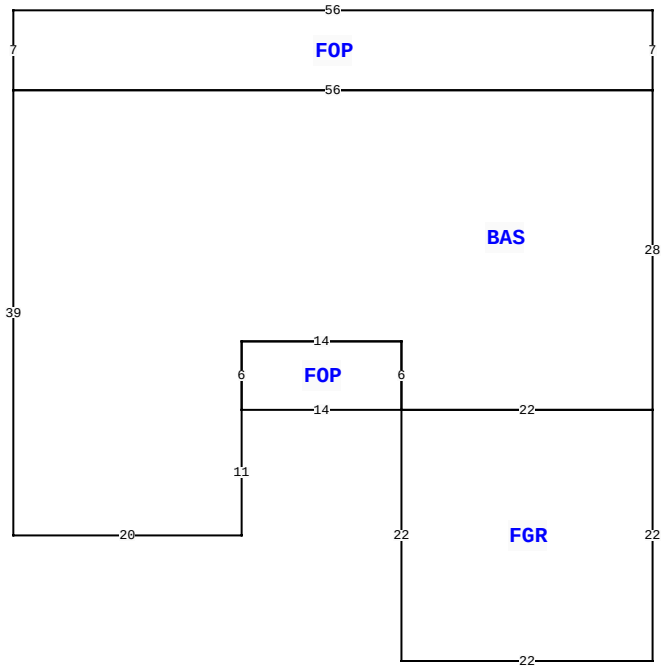
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,704	100		1,704	159,904
FGR	484	55		266	24,961
FOP	84	30		25	2,346
FOP	392	30		118	11,073
TOTALS	2,664			2,113	198,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	128.8980	144.37	305,054	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1704 HX Base Yr 2021



404 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,285
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		274,535
SOH/AGL Deduction		50,581
ASSESSED VALUE		223,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,232
TOTAL JUST VALUE		274,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
004098	SFR	43,000	08/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1877	7/08/2022	QC	U	I	11	100
GRANTOR: GLEASON BRIANNA LYNN						
GRANTEE: GLEASON PAUL						
1418/2553	8/25/2020	WD	Q	I	01	300,000
GRANTOR: RHONDA S FERNANDEZ &						
GRANTEE: PAUL GLEASON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N7 W56 S7 E56$ BAS= W56S39 E20 N11 FOP= E14 N6 W14 S6$N6 E14 S6FGR= S22 E22 N22 W22$ E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	100		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 06/20/2025 BY SYS