

LOT 41 UNIT 1 CEDAR SPRING SHORE  
486-718, LE 1393-1992, DC 1393-1

WHEATON DOROTHY M  
272 SW BLUFF DR  
FORT WHITE, FL 32038

2026

18-7S-16-04236-018



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 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                |    | 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       | 1,620            | 100         |      | 1,620        | 124,696              |
| FGR       | 552              | 55          |      | 304          | 23,400               |
| FOP       | 72               | 30          |      | 22           | 1,693                |
| FSP       | 240              | 40          |      | 96           | 7,389                |
| UOP       | 296              | 20          |      | 59           | 4,542                |
| TOTALS    | 2,780            |             |      | 2,101        | 161,720              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |
| 2              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       |
| 3              | 0070       | CARPORT UF  | 0 100   | 16 | 24 | 384.00 | UT | 2.00     | 2.00           |
| 4              | 0296       | SHED METAL  | 0 100   | 16 | 20 | 320.00 | UT | 3.00     | 3.00           |
| 5              | 0260       | PAVEMENT-A  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |
| 6              | 0084       | DOCK-RIVER  | 0 100   | 0  | 0  | 304.00 | UT | 14.50    | 14.50          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 100.00      |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |         |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                               | 01  | 2,101     | 105.7320    | 118.42         | 248,800        | 1988 | 1988 | 0    | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 0 Heated Area: 1620 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                    |     |           |             |                |                |      |      |      |      |         |        |  |

|                             |          |           |
|-----------------------------|----------|-----------|
| 272 SW BLUFF DR, FORT WHITE | BLD DATE | LGL DATE  |
|                             | XF DATE  | LAND DATE |
|                             | INC DATE | AG DATE   |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| 5,311       |          |     |                      |     |     |          |       |       |             |           |     |          |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 100.00      | FF        |     | 1.00     |

| COLUMBIA COUNTY PROPERTY  |  |                     |   |
|---------------------------|--|---------------------|---|
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| VALUATION SUMMARY         |  |                     |   |
| VALUATION BY              |  | STANDARD            |   |
| Tax Group: 3              |  | Tax Dist:           |   |
| BUILDING MARKET VALUE     |  | 161,720             |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,311               |   |
| TOTAL LAND VALUE - MARKET |  | 75,000              |   |
| TOTAL MARKET VALUE        |  | 242,031             |   |
| SOH/AGL Deduction         |  | 96,113              |   |
| ASSESSED VALUE            |  | 145,918             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB SX WX 105,722 |   |
| BASE TAXABLE VALUE        |  | 40,196              |   |
| TOTAL JUST VALUE          |  | 242,031             |   |
| NCON VALUE                |  | 0                   |   |
| INCOME VALUE              |  |                     |   |
| PREVIOUS YEAR MKT VALUE   |  | 242,031             |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000054399  | Roof Replacement | 17,900 | 11/04/2025 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1393/1992                      | 9/03/2019 | LE U      | I   | 14  | 100    |
| GRANTOR: DOROTHY M WHEATON (EN |           |           |     |     |        |
| GRANTEE: JAMES D WHEATON & L   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W14 FOP= N2 W18 S4 E18N2\$ S2 W18 N2 FGR= N20 W24 S26 E12 N6 E12\$ W12 S6 W12 UOP= N6 W4 S38 E28 N4 W12 N4W12 N24\$ S24 E12 S4 E12 FSP= S8 E20 N12 W20 S4\$ N4 E32 N30\$. |  |  |  |  |  |  |  |  |  |