

LOT 45 UNIT 1 CEDAR SPRING SHORE
466-238, 821-1357, WD 999-511,

TAYLOR DENNIS R/TAYLOR DEBRA L
125 SW BLUFF DRIVE
FORT WHITE, FL 32038

2026

18-7S-16-04236-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
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	960	100		960	24,630
UOP	403	25		101	2,591
TOTALS	1,363			1,061	27,221

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,061	106.9000	64.14	68,053	1983	1995	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2006 Heated Area: 960 HX Base Yr 2006											
40 24 24 36 4 31 13 13 31											
BAS											
UOP											
125 SW BLUFF DR, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/26/2022 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				27,221				
TOTAL MARKET OB/XF VALUE				10,920				
TOTAL LAND VALUE - MARKET				25,000				
TOTAL MARKET VALUE				63,141				
SOH/AGL Deduction				21,975				
ASSESSED VALUE				41,166				
TOTAL EXEMPTION VALUE				HX HB 25,000				
BASE TAXABLE VALUE				16,166				
TOTAL JUST VALUE				63,141				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				63,141				
SALE:1:1: SALE NEEDS CHECKING								
XFOB:1:1: PLYW MH								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0999/0511		10/31/2003		WD	Q	I		53,200
GRANTOR:TIMOTHY J STUMPF								
GRANTEE:DENNIS R & DEBRA L								
0821/1357		5/03/1996		WD	Q	I		42,900
GRANTOR:SCHEFFLER								
GRANTEE:STUMPF								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W40 S24 E4 UOP= S13 E31N13 W31\$ E36 N24\$.								