

LOT 12 CEDAR SPRING SHORES UNIT  
631-444, 796-1665, WD 1161-2031,

SHANDER KARYN/REDING CHARLOTTE  
7257 NW 4TH BLVD, PMB 126  
GAINESVILLE, FL 32607

2026

18-7S-16-04236-024



| BUILDING CHARACTERISTICS         |                    |                |
|----------------------------------|--------------------|----------------|
| ELEMENT                          | CD                 | CONSTRUCTION   |
| Exterior Wall                    | 10                 | ABOVE AVG. 70  |
| Exterior Wall                    | 17                 | MSNRY STUC 30  |
| Roof Structure                   | 08                 | IRREGULAR 100  |
| Roof Cover                       | 03                 | COMP SHNGL 100 |
| Interior Wall                    | 05                 | DRYWALL 100    |
| Interior Floo                    | 14                 | CARPET 80      |
| Interior Floo                    | 15                 | HARDTILE 20    |
| Air Condition                    | 03                 | CENTRAL 100    |
| Heating Type                     | 04                 | AIR DUCTED 100 |
| Bedrooms                         | 3                  | 100            |
| Bathrooms                        | 3                  | 100            |
| Frame                            | 01                 | NONE 100       |
| Stories                          | 2.                 | 2. 100         |
| Architectual                     | 05                 | CONV 100       |
| Units                            | 0                  | 100            |
| Condition Adj                    | 03                 | 03 100         |
| Kitchen Adjus                    | 02                 | 02 100         |
| 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       | 420              | 100         |      | 420          | 61,076               |
| BAS       | 816              | 100         |      | 816          | 118,661              |
| BAS       | 816              | 100         |      | 816          | 118,661              |
| FSP       | 288              | 40          |      | 115          | 16,723               |
| UOP       | 108              | 20          |      | 22           | 3,199                |
| UOP       | 168              | 20          |      | 34           | 4,944                |
| UOP       | 192              | 20          |      | 38           | 5,526                |
| UOP       | 856              | 20          |      | 171          | 24,867               |
| TOTALS    | 3,664            |             |      | 2,432        | 353,657              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0180       | FPLC 1STRY  | 0   | 0   | 0  | 0  | 1.00   | UT | 2,000.00 |
| 2              | 0200       | GARAGE F    | 0   | 0   | 22 | 22 | 484.00 | UT | 20.00    |
| 3              | 0084       | DOCK-RIVER  | 0   | 0   | 14 | 10 | 140.00 | UT | 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                  | 0   |     | A-1      | 0.00  | 0.00  | 100.00      |

REVIEW DATE 04/28/2025 BY chuck

| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0300                                                | 01  | 2,432     | 140.2327    | 171.08         | 416,067        | 1980 | 2010 | 0    | 0    | 0 15.00 | 85.00  |
| 1 SFR PILING 0% - 2022 Heated Area: 2052 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                                     |     |           |             |                |                |      |      |      |      |         |        |

|                             |    |          |                |           |         |             |   |        |                 |           |  |
|-----------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 728 SW BLUFF DR, FORT WHITE |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                             |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
| UNITS                       | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 1.00                        | UT | 2,000.00 | 2,000.00       | 100       | 0       | 0           | 3 | 100    | 2,000           |           |  |
| 484.00                      | UT | 20.00    | 20.00          | 100       | 1980    | 1980        | 3 | 100    | 9,680           |           |  |
| 140.00                      | UT | 14.50    | 14.50          | 100       | 1980    | 1980        | 3 | 40     | 812             |           |  |
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| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 12,492      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 100.00      |

Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 353,657   |  |
| TOTAL MARKET OB/XF VALUE  |  | 12,492    |  |
| TOTAL LAND VALUE - MARKET |  | 75,000    |  |
| TOTAL MARKET VALUE        |  | 441,149   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 441,149   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 441,149   |  |
| TOTAL JUST VALUE          |  | 441,149   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  | 445,310   |  |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000052904  | Roof Replacement | 5,500 | 04/16/2025 |

| SALES DATA                |           |           |     |     |        |            |  |
|---------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1449/615                  | 9/30/2021 | WD        | Q   | I   | 01     | 440,000    |  |
| GRANTOR: JEFFERSON LISA J |           |           |     |     |        |            |  |
| GRANTEE: SHANDER KARYN    |           |           |     |     |        |            |  |
| 1357/2178                 | 2/19/2018 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: ANDREAS KERNER   |           |           |     |     |        |            |  |
| GRANTEE: LISA JEFFERSON   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP= W24 S4 UOP= W4 S10 W4 S23 E4S18 E36 N35 W4 N16 W4 S42 W24N42\$ S8 BAS= S34 E24 N34 W24\$ E24 N12\$ PTR=W40 UOP= W24 S8 BAS= S34 UOP= S7 E24 N7 W24\$ E24 N34 W24\$ E24 N8\$E40\$ PTR=E80 UOP= W18 S6 BAS= W1 S21 E20 N21 W19\$ E18 N6\$ W80\$. |  |  |  |  |  |  |  |  |  |

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