LOT 13 UNIT 2 CEDAR SPRING SHORE
638-69, 640-134,

THOMAS LARRELL/THOMAS LAURA
708 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

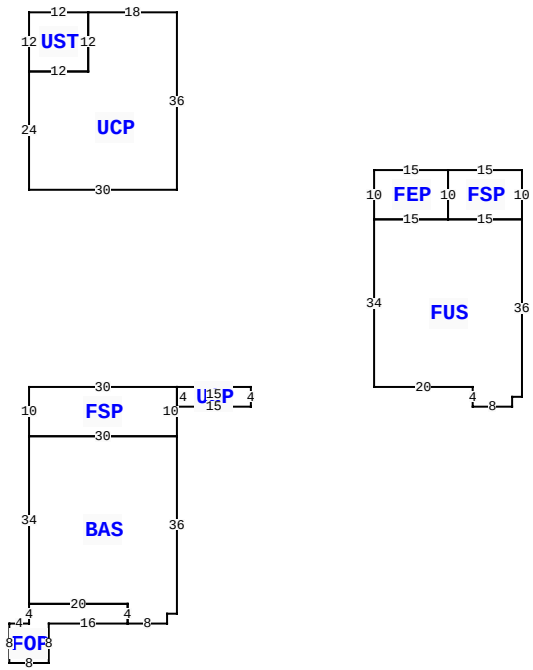
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	1,056	100		1,056	84,776
FEP	150	80		120	9,634
FOP	144	30		43	3,452
FSP	150	40		60	4,817
FSP	300	40		120	9,634
FUS	1,056	100		1,056	84,776
UCP	936	20		187	15,013
UOP	60	20		12	964
UST	144	45		65	5,218
TOTALS	3,996			2,719	218,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,719	109.6704	133.80	363,802	1988	1988	0	0	0	40.00	60.00

1 SFR PILING 100% - 0 Heated Area: 2112 HX Base Yr



708 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		371,372
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		447,252
SOH/AGL Deduction		124,288
ASSESSED VALUE		322,964
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		267,242
TOTAL JUST VALUE		447,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046577	New Residential C	75,000	02/23/2023
28267	MAINT/ALTR	40	12/14/2009
25315	ADDN SFR	125	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0640/0134	12/17/1987	WD	U	V		30,000
GRANTOR: HUNTER GARY D						
GRANTEE: THOMAS LARRELL &						
0470/0217	6/01/1981	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W30 S10 E30 BAS= W30 S34 FOP= S4 W4 S8 E8 N8 E16 N4 W20$ E20 S4 E8 N2 E2 N36$ N10$ UOP= S4 E15 N4 W15$ PTR=E40 FUS= E20 S4 E8 N2 E2 N36 FSP= N10 W15 S10 E15$ W15 FEP= N10 W15 S10 E15$ W15S34$ W40$ PTR=N40 UCP= N36 W18 UST= W12 S12 E12 N12$ S12 W12 S24 E30$ S40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0084	DOCK-RIVER	0	100	10	10	100.00	UT	14.50	14.50	100	2008	2008	3	40	580	

LAND DESCRIPTION

TOTAL OB/XF 880

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 11/29/2023 BY KS Total Acres: 1.06 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS

LOT 13 UNIT 2 CEDAR SPRING SHORE
638-69, 640-134,

THOMAS LARRELL/THOMAS LAURA
708 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

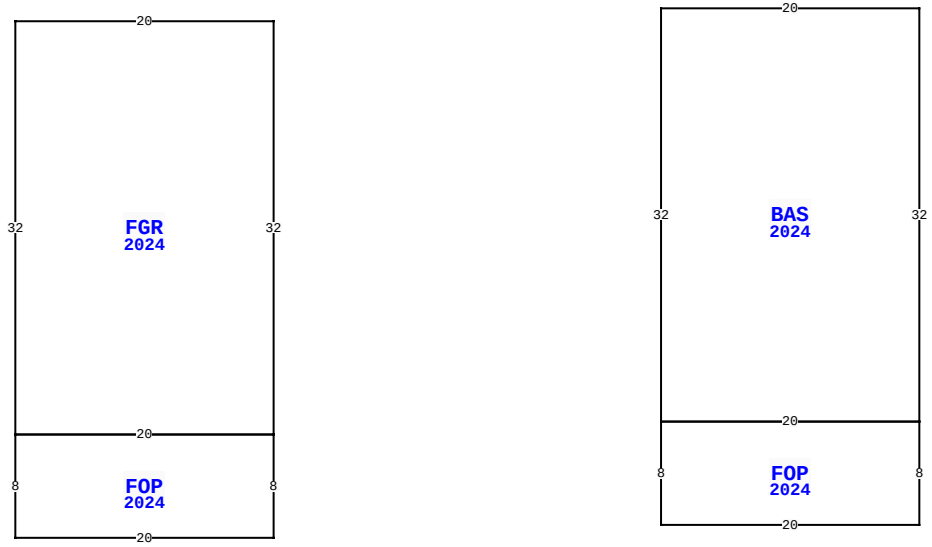
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2024	640	90,053
FGR	640	55	2024	352	49,529
FOP	160	30	2024	48	6,754
FOP	160	30	2024	48	6,754
TOTALS	1,600			1,088	153,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	128.1987	143.58	156,215	2023	2023	0	0	0	2.00	98.00

2 SINGLE FAM 100% - 2024 Heated Area: 640 HX Base Yr



708 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		371,372
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		447,252
SOH/AGL Deduction		124,288
ASSESSED VALUE		322,964
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		267,242
TOTAL JUST VALUE		447,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0640/0134	12/17/1987	WD	U	V		30,000
GRANTOR: HUNTER GARY D						
GRANTEE: THOMAS LARRELL &						
0470/0217	6/01/1981	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,13] E20 S32 W20 N32 $
FOP=[YR=2024;ORIG=16,45] E20 S8 W20 N8 $
FGR=[YR=2024;ORIG=-34,14] E20 S32 W20 N32 $
FOP=[YR=2024;ORIG=-34,46] E20 S8 W20 N8 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/29/2023 BY KS Total Acres: 1.06 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS