THE S1/2 OF LOT 25 & LOT 32 CEDA
UNIT 2 & A PART OF LOT 33 BEING
BEG NE COR LOT 33, RUN S ALONG E

TERRY REGINALD G/TERRY DEBORAH A
582 SW BLUFF DR
FORT WHITE, FL 32028

2026

18-7S-16-04236-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

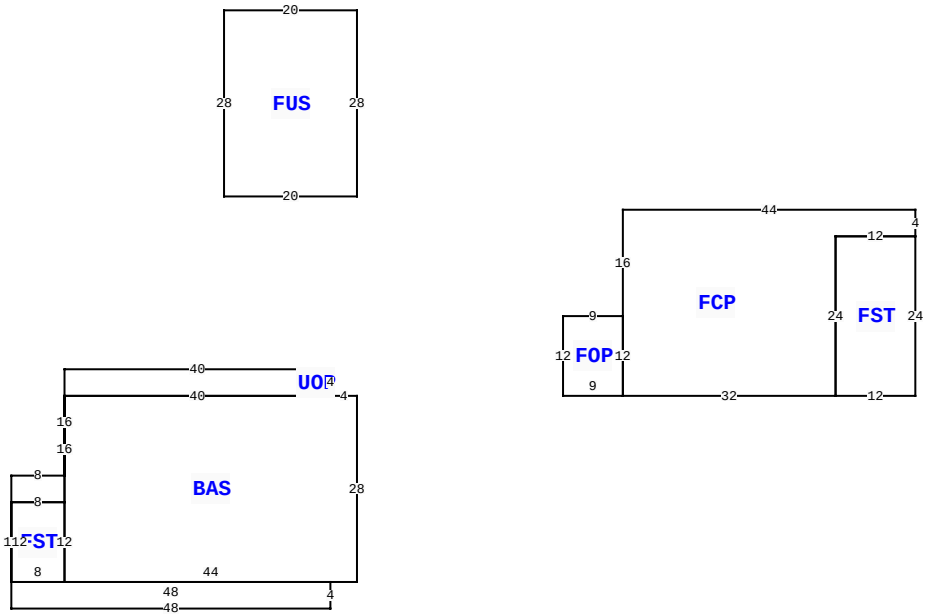
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,232	100		1,232	114,805
FCP	944	25		236	21,992
FOP	108	30		32	2,982
FST	96	55		53	4,939
FST	288	55		158	14,723
FUS	560	100		560	52,184
UOP	384	20		77	7,175
TOTALS	3,612			2,348	218,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,348	127.3041	155.31	364,668	1988	1988	0	0	0	40.00	60.00

1 SFR PILING 100% - 2016 Heated Area: 1792 HX Base Yr 2016



582 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		218,801
TOTAL MARKET OB/XF VALUE		63,426
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		432,227
SOH/AGL Deduction		43,517
ASSESSED VALUE		388,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,988
TOTAL JUST VALUE		432,227
NCON VALUE		57,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054345	Electrical Servic		10/29/2025
000053090	Storage Building	31,000	05/12/2025
000052242	Right-of-Way Acce		02/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/2621	3/08/2016	WD	U	I	11	100
GRANTOR: BURKETT S & ERA LEE N						
GRANTEE: REGINALD G & DEBORA						
1285/0923	11/25/2014	WD	Q	I	01	340,000
GRANTOR: BURKETT S JR & ERA LE						
GRANTEE: REGINALD G & DEBORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N4 W40 S16 W8 S20 E48 N4 W48 N12 E8 N16 E40$ W40 S16 FST= W8 S12 E8 N12$ S12 E44 N28$ PTR= N30 FUS= N28 W20 S28 E20$ S30 PTR=E40 FCP= E32 FST= E12 N24 W12 S24$ N24 E12 N4 W44 S16 FOP= W9 S12 E9 N12$ S12$ W40$.

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	0084	DOCK-RIVER	0	100	14	12	168.00	UT	14.50	14.50	100	1988	1988	3	40	974	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
4	0263	PRCH,USP	0	100	16	16	256.00	UT	17.00	17.00	100	2008	2008	3	100	4,352	
5	0030	BARN,MT	0	100	0	0	1.00	UT	50,400.00	50,400.00	100	2026	2025		100	50,400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 63,426

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							
2	0020	C	VAC/WATER	100		A-1	0.00	0.00	50.00	FF		1.00	1.00	1.00	750.00	750.00	37,500							
3	0020	C	VAC/WATER	100		A-1	0.00	0.00	50.00	FF		1.00	1.00	1.00	750.00	750.00	37,500							

REVIEW DATE 07/24/2025 BY JB Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 11/17/2025 BY SYS