LOT 1 UNIT 5 CEDAR SPRING SHORES
362-738, 721-102, LE 794-1672

CARTER JOAN A
1290 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	635	100		635	12,332
BAS	672	100		672	13,050
UOP	80	25		20	388
UOP	144	25		36	699
USP	276	35		97	1,884
TOTALS	1,807			1,460	28,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,460	80.9100	48.55	70,883	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1307 HX Base Yr

1290 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		28,353
TOTAL MARKET OB/XF VALUE		11,521
TOTAL LAND VALUE - MARKET		100,875
TOTAL MARKET VALUE		140,749
SOH/AGL Deduction		73,004
ASSESSED VALUE		67,745
TOTAL EXEMPTION VALUE	HX HB WX	47,745
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		140,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,749

BLDG:1:1: TIFFANY MH

XFOB:1:1: TIFFANY MH (MH REMOVED IN ERROR FOR 1989

SALE:1:1: ORDERED TO SELL - PROBATE 89-305-CP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0721/0102	5/21/1990	WD	U	I		8,500

GRANTOR: SIMPSON-TOMION

GRANTEE: CARTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 USP= N12 W23 S12 E23$ W35 UOP= N12 W12 S12 E12$ W20 S12 E56 BAS= W56 S12 E19 UOP= S7 E10 N8 W10 S1$ N1 E37N11$ N12$.

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	0070	CARPORT UF	0	100	17	22	374.00	UT	1.50	1.50	100	1993	1993	3	100	561	
2	0070	CARPORT UF	0	100	18	40	720.00	UT	2.00	2.00	100	2008	2008	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 11,521

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	0102	C	SFR/MH	100		A-1	0.00	0.00	134.50	FF		1.00	1.00	1.00	750.00	750.00	100,875							

REVIEW DATE 03/25/2009 BY DF Total Acres: 2.12 Total Land Value: 100,875 Market: 0 Agricultural: 0 Common: 100,875 PRINTED 11/17/2025 BY SYS