LOTS 2, 3 & 4, UNIT 5 CEDAR SPRI
407-425 THRU 431, 686-522, TR 75

ZETROUER WILLIAM C/ZETROUER KAREN
1262 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

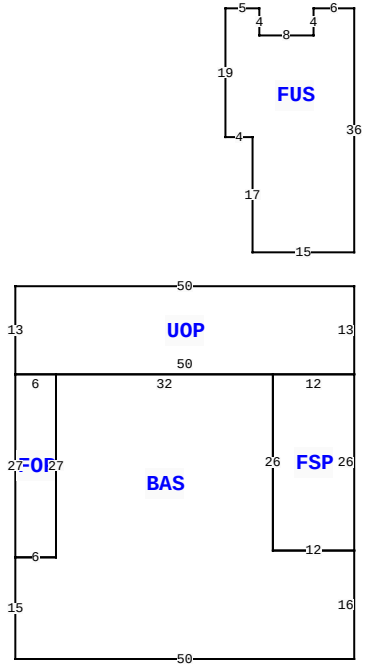
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	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	1,626	100		1,626	188,759
FOP	162	30		49	5,688
FSP	312	40		125	14,511
FUS	584	100		584	67,796
UOP	650	20		130	15,091
TOTALS	3,334			2,514	291,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,514	113.2800	138.20	347,435	2009	2009	0	0	0	16.00	84.00

1 SFR PILING 100% - 2003 Heated Area: 2210 HX Base Yr 2003



1262 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		291,845
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		522,245
SOH/AGL Deduction		181,275
ASSESSED VALUE		340,970
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		285,248
TOTAL JUST VALUE		522,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,720

LAND:3:1: LOT 4

LAND:2:1: LOT 3

SALE:1:1: SALE INCLUDED 3 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053040	Solar Power Syste	43,000	05/07/2025
000050083	Solar Power Syste	57,754	06/10/2024
26640	SFR	973	01/18/2008
20743	TR/TRAILER	75	05/23/2003
19478	M H	125	04/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/1033	5/01/1999	WD	Q	V		89,000
GRANTOR: PAYNE						
GRANTEE: ZETROUER						
0686/0522	3/31/1989	WD	U	V		45,000
GRANTOR: MISENER						
GRANTEE: PAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 FSP= N26 UOP= N13 W50 S13 E50$ W12 S26 E12$ W12 N26 W32 FOP= W6 S27 E6 N27$ S27 W6 S15 E50$ PTR= N60 FUS= N36 W6 S4 W8 N4 W5 S19 E4 S17 E15$ S60$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	300.00	FF		1.00	1.00	1.00	750.00	750.00	225,000							

REVIEW DATE 07/15/2015 BY TW Total Acres: 5.37 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 11/17/2025 BY SYS