LOT 6 UNIT 5 CEDAR SPRING SHORES
ORB 360-380, 686-533, 890-1172,

RUIZ CHARLES J/RUIZ CONNIE E
1200 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

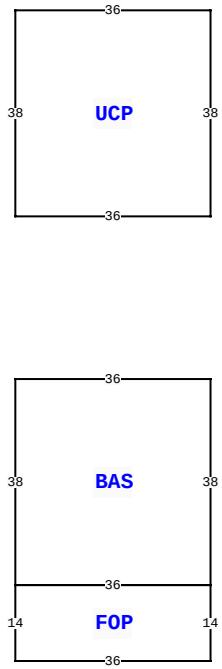
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	92,833
FOP	504	30		151	10,247
UCP	1,368	20		274	18,594
TOTALS	3,240			1,793	121,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0300	01	1,793	86.2400	105.21	188,642	2008	2008	0	0	10	25.50	64.50

1 SFR PILING 100% - 2010 Heated Area: 1368 HX Base Yr 2010



1200 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		121,674
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		198,594
SOH/AGL Deduction		66,242
ASSESSED VALUE		132,352
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		31,630
TOTAL JUST VALUE		198,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,424

SALE:1:1: LOT 6 UNIT 5 CEDAR SPRING SHORES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25739	SFR	489	04/24/2007
17842	STORAGE	50	01/18/2001
16490	PUMP/UTPOL	30	01/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1191/1502	3/30/2010	WD	U	I	11	100
GRANTOR: CHARLES J RUIZ						
GRANTEE: CHARLES J & CONNIE						
0890/1172	10/01/1999	WD	Q	V		25,500
GRANTOR: HILEMAN						
GRANTEE: RUIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S38 FOP= S14 E36 N14 W36$ E36 N38$ PTR= N30 UCP= N38 W36 S38 E36$ S30$.

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	24	20	480.00	UT	4.00	4.00	100	2001	2001	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 07/15/2015 BY TW Total Acres: 1.72 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 09/30/2025 BY SYS