LOT 7 CEDAR SPRING SHORES UNIT 5

ORB 629-428, 750-299, 828-1078,

SMITH DONALD R JR
1186 SW BLUFF DRIVE
FORT WHITE, FL 32038

2026

18-7S-16-04236-043

BUILDING CHARACTERISTICS

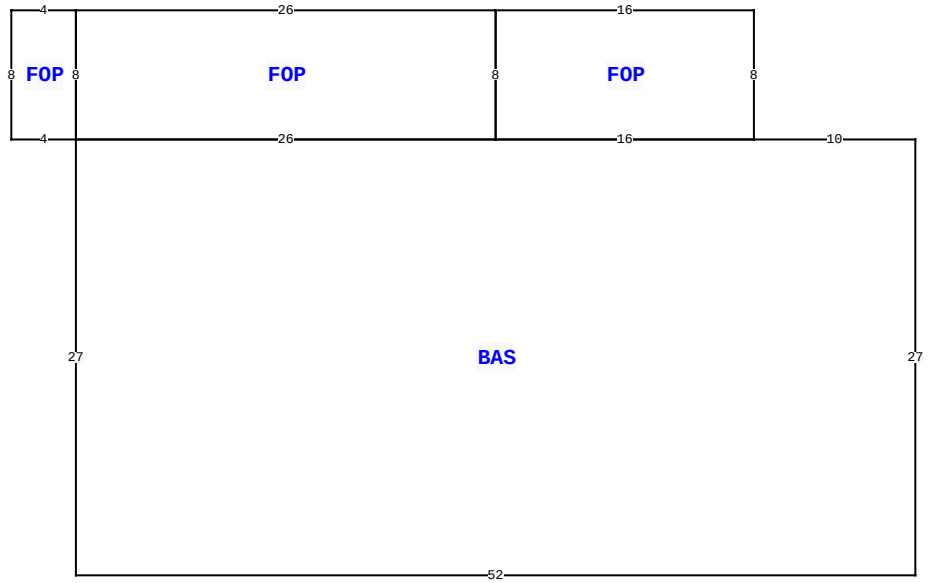
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,404	100		1,404	82,679
FOP	32	35		11	648
FOP	128	35		45	2,650
FOP	208	35		73	4,299
TOTALS	1,772			1,533	90,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,533	113.9000	107.07	164,138	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 1404 HX Base Yr 1997



1186 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,276
TOTAL MARKET OB/XF VALUE		12,108
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		177,384
SOH/AGL Deduction		67,954
ASSESSED VALUE		109,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,708
TOTAL JUST VALUE		177,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,384

SALE:2:1: LOT 7, CEDAR SPRING SHORES REPLAT

BLDG:1:1: CATA MH

XFOB:1:1: CALA MH

SALE:1:1: LOT 7 CEDAR SPRINGS SHORES UNIT 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043682	Roof Replacement	9,249	02/09/2022
23495	M H	0	08/15/2005
17062	M H	125	06/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0891	7/17/2000	WD	Q	I	01	100
GRANTOR: DONALD R JR & NANCY J						
GRANTEE: DONALD R JR & NANCY						
0828/1076	9/13/1996	WD	Q	I		55,000
GRANTOR: ROGER & EMMA LOU ALLE						
GRANTEE: DONALD R JR & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N8 W16 S8 E16$ W16 FOP= N8 W26 S8 E26 $ W26
FOP= N8 W4 S8 E4$ S27 E52 N27$.

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	0120	CLFENCE 4	0	100	0	0	80.00	UT	6.50	6.50	100	2008	2008	3	100	520	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0084	DOCK-RIVER	0	100	10	12	120.00	UT	14.50	14.50	100	2008	2008	3	40	696	
5	0260	PAVEMENT-A	0	100	0	0	2,528.00	UT	1.50	1.50	100	2008	2008	3	100	3,792	

LAND DESCRIPTION

TOTAL OB/XF 12,108

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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/15/2015 BY TW Total Acres: 1.55 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS