

**DEPREE WARREN**  
1130 SW BLUFF DR  
FORT WHITE, FL 32038

# 2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0300011,648111.8700136.48224,91920242024001.0099.00

Exterior Wall00N/A 0

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 100

Interior Floor00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame Stories UnitsCondition AdjKitchen Adjus02WOOD FRAME 100  
1. 1. 100  
0 100

0303 100

0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC18716.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,53610020251,536207,537

FOP54302025162,162

FOP3203020259612,971

TOTALS1,9101,648222,670

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10040BARN, POLE0100001.00UT0.000.00100200820083100400

29945Well/Sept0100001.00UT7,000.007,000.0010031007,000

30040BARN, POLE0100001.00UT200.00200.0010020262025100200

40294SHED WOOD/0100001.00UT300.00300.0010020262025100300

50294SHED WOOD/0100001.00UT500.00500.0010020262025100500

60166CONC, PAVMT0100001.00UT4,500.004,500.00100202620251004,500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-10.000.00100.00FF1.001.001.00750.00750.0075,000

REVIEW DATE01/21/2025BYJBTotal Acres: 1.64Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

1 SFR PILING 100% - 2025

Heated Area: 1536

HX Base Yr 2025

Diagram showing lot dimensions and area calculations:

32' x 48' = 1536 sq ft (FOP 2025)

32' x 48' = 1536 sq ft (BAS 2025)

32' x 48' = 1536 sq ft (FOP 2025)

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE222,670

TOTAL MARKET OB/XF VALUE12,900

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE310,570

SOH/AGL Deduction0

ASSESSED VALUE310,570

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE259,848

TOTAL JUST VALUE310,570

NCON VALUE5,500

INCOME VALUE

PREVIOUS YEAR MKT VALUE307,319

SALE:1:1: HAS PARTIALLY COMPLETE A FRAME CABIN

PERMIT NUMDESCRIPTIONAMTISSUED

000050414Storage Building30,00007/22/2024

000050204New Residential C360,27206/25/2024

000050200Right-of-Way Acce06/25/2024

20585ADDN SFR10004/07/2003

16645SFR23002/24/2000

15601MH12506/02/1999

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1469/1556/08/2022WDUI37175,000

GRANTOR:THE TURNER FAMILY REV

GRANTEE:DEPREE WARREN

1315/00445/10/2016WDUI11100

GRANTOR:MARCUS RANDALL TURNER

GRANTEE:M RANDALL TURNER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,21] E32 S48 W32 N48 \$  
FOP=[YR=2025;ORIG=18,11] E32 S10 W32 N10 \$  
FOP=[YR=2025;ORIG=32,69] E9 S6 W9 N6 \$  
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