

LOT 13 UNIT 5 CEDAR SPRING SHORE
443-360, 571-719, 875-975, QC 10

HARRIS GARY WAYNE/HARRIS DONALD W
1108 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-049



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
Frame	02	WOOD FRAME 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					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	132,620
FOP	84	30		25	2,512
FOP	176	30		53	5,325
TOTALS	1,580			1,398	140,457

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2008
2	0040	BARN, POLE	0 100	28	32	896.00	UT	3.00	3.00	100	2008
3	0263	PRCH, USP	0 100	24	36	864.00	UT	17.00	17.00	70	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,398	109.8000	133.96	187,276	2005	2005	0	0	25.00	75.00
2 SFR PILING 100% - 2006 Heated Area: 1320 HX Base Yr 2006											
1108 SW BLUFF DR, FORT WHITE											

TOTAL OB/XF											
13,070											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,457	
TOTAL MARKET OB/XF VALUE		13,070	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		228,527	
SOH/AGL Deduction		46,432	
ASSESSED VALUE		182,095	
TOTAL EXEMPTION VALUE		HX HB 13 182,095	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		228,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23048	SFR	445	04/20/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1491/2244	6/01/2023	WD	U	I	11	100	
GRANTOR: HARRIS DONALD W							
GRANTEE: HARRIS DONALD W							
1030/1899	11/15/2004	QC	Q	I	01	0	
GRANTOR: GARY & DELAYNA HARRIS							
GRANTEE: DONALD W & GERALDIN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N50 FOP= N8 W22 S8 E22\$ W22 S12 W2 FOP= W6 S14 E6 N14\$ S14 W6 S24 E30\$.											