LOT 16 UNIT 5 CEDAR SPRING SHORE
367-510, 675-486, 1028-999, DC 1

LAW NANCY P/LAMOY BETSY L
3224 WILSON RD
LAND O LAKES, FL 34638

2026

18-7S-16-04236-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

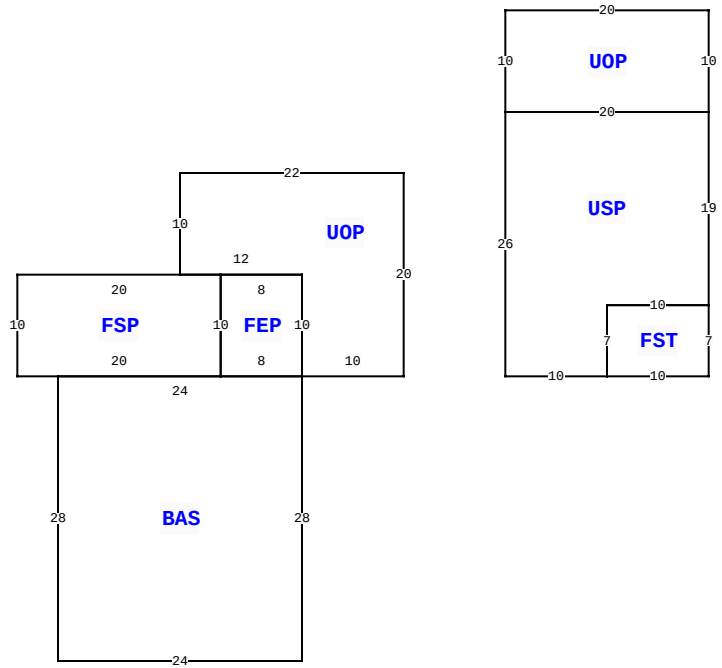
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
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	672	100		672	51,980
FEP	80	80		64	4,951
FSP	200	40		80	6,188
FST	70	55		38	2,939
UOP	200	20		40	3,094
UOP	320	20		64	4,951
USP	450	35		158	12,221
TOTALS	1,992			1,116	86,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,116	105.6720	128.92	143,875	1978	1978	0	0	0	40.00	60.00

1 SFR PILING 0% - 2021 Heated Area: 672 HX Base Yr



1084 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	86,325
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	161,325
SOH/AGL Deduction	0
ASSESSED VALUE	161,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,325
TOTAL JUST VALUE	161,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32351	ADDN SFR	110	10/02/2014
30513	MAINT/ALTR	30	10/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/0617	10/23/2020	TR	U	I	11	100
GRANTOR: JOHN M LAW II& DONALD						
GRANTEE: NANCY P LAW & BETSY						
1319/0196	7/20/2016	TR	U	I	11	100
GRANTOR: BETTY J LAW & JOHN M						
GRANTEE: BETTY J LAW & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W8 FSP= W20 S10 E20 N10$ S10 E8$ BAS= W24 S28 E24 N28$ UOP= E10 N20 W22 S10 E12 S10$ PTR= E20 USP= E10 FST= E10 N7W10 S7$ N7 E10 N19 UOP= N10W20 S10 E20$ W20 S26$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.99 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 10/02/2025 BY SYS