LOT 29 UNIT 5 CEDAR SPRING SHORES.

HARTMAN DEBRA/HARTMAN JOSEPH
996 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-059

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

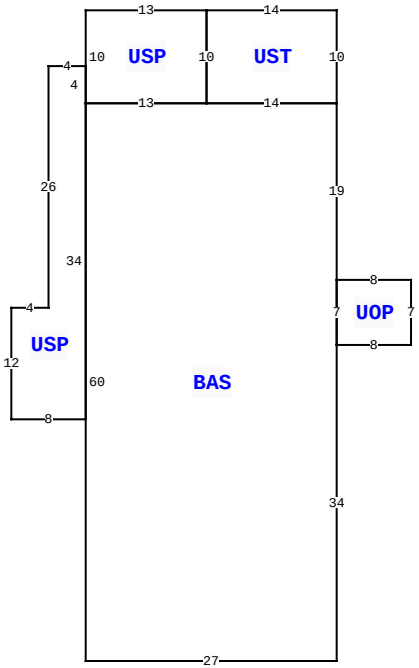
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	47,006
UOP	56	25		14	406
USP	130	35		46	1,335
USP	200	35		70	2,031
UST	140	45		63	1,828
TOTALS	2,146			1,813	52,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,813	120.9000	72.54	131,515	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1620 HX Base Yr 2020



996 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		52,606
TOTAL MARKET OB/XF VALUE		10,548
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		138,154
SOH/AGL Deduction		17,587
ASSESSED VALUE		120,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,845
TOTAL JUST VALUE		138,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,154

XFOB:2:1: SHOR/SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0399	6/23/2020	LE	U	I	14	100
GRANTOR: DEBRA & JOSEPH HARTMA						
GRANTEE: JANET PLATA						
1230/0371	2/14/2012	LE	U	I	14	100
GRANTOR: THOMAS EVERT (SUBJECT						
GRANTEE: DEBRA HARTMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N19 UST= N10 W14 S10 E14$ W14 USP= N10 W13 S10 E13$ W13 USP= N4 W4 S26 W4 S12 E8 N34$ S60 E27 N34 UOP= E8 N7 W8 S7$ N7$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
7	0084	DOCK-RIVER	0	100	11	18	198.00	UT	14.50	14.50	100	2008	2008	3	40	1,148	

LAND DESCRIPTION

TOTAL OB/XF 10,548

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 07/16/2015 BY TW Total Acres: 1.54 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS