LOT 31 UNIT 5 CEDAR SPRING SHORES.

HORNE G PORTER/HORNE CAROL R
913 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-060

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

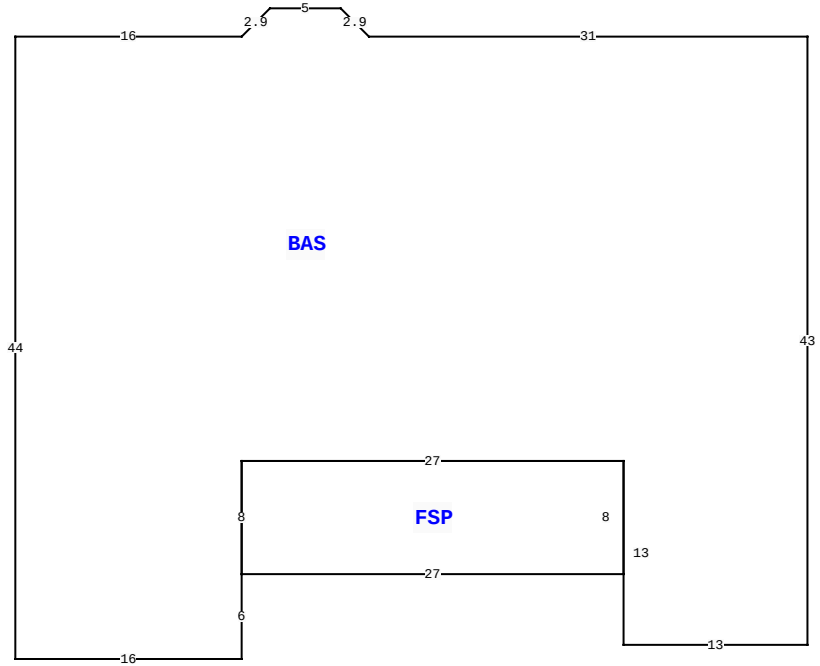
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100		2,087	246,140
FSP	216	40		86	10,143
TOTALS	2,303			2,173	256,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	118.6500	132.89	288,770	2016	2016	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2017 Heated Area: 2087 HX Base Yr 2017



913 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,283
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		21,250
TOTAL MARKET VALUE		277,533
SOH/AGL Deduction		104,171
ASSESSED VALUE		173,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,640
TOTAL JUST VALUE		277,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33806	SFR	641	03/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/2771	2/19/2016	WD	U	V	30	3,100

GRANTOR: PORTER G HORNE

GRANTEE: PORTER G & CAROL R

1307/0490	12/22/2015	WD	U	V	30	100

GRANTOR: GERALDINE DAVIS F/K/A

GRANTEE: PORTER G HORNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 L2 U2 W5 D2 L2 W16 S44 E16 N6 FSP= E27 N8 W27 S8$ N8 E27 S13 E13 N43$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	25,000.00	21,250.00	21,250							

REVIEW DATE 08/23/2016 BY HC Total Acres: 1.05 Total Land Value: 21,250 Market: 0 Agricultural: 0 Common: 21,250 PRINTED 11/18/2025 BY SYS