LOT 32 UNIT 5 CEDAR SPRING SHORES.

HIPP JONATHAN FRANK/HIPP MARY ELIZABETH
460 SEAGATE AVE
NEPTUNE BEACH, FL 32266

2026

18-7S-16-04236-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
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	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

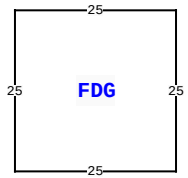
NEIGHBORHOOD/LOC 18716.010 1.00/

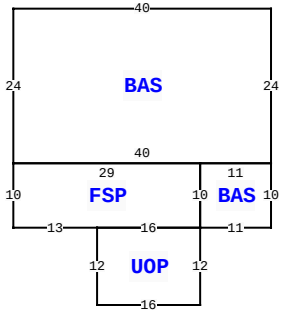
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	9,488
BAS	960	100		960	82,805
FDG	625	60		375	32,346
FSP	290	40		116	10,005
UOP	192	20		38	3,278
TOTALS	2,177			1,599	137,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	118.4832	132.70	212,187	1985	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1070 HX Base Yr





974 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	137,922
TOTAL MARKET OB/XF VALUE	5,134
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	218,056
SOH/AGL Deduction	0
ASSESSED VALUE	218,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,056
TOTAL JUST VALUE	218,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24736	GARAGE	175	07/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/1215	7/31/2020	WD	Q	I	01	210,000
GRANTOR: GREGORY & BARBARA WIL						
GRANTEE: JONATHAN FRANK & MA						
1357/1825	4/10/2018	WD	Q	I	01	189,000
GRANTOR: MICHAEL HEIMSATH, MIC						
GRANTEE: GREGORY & BARBARA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 FSP= S10 E13 UOP= S12 E16 N12 W16$ E16 BAS= E11 N10 W11 S10$ N10 W29$ E40 N24$ PTR= N30 FDG= N25 W25 S25 E25$ S30$.

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	0166	CONC,PAVMT	0	0	20	22	440.00	UT	3.00	3.00	100	2006	2006	3	100	1,320	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	12.00	12.00	100	2008	2008	3	100	1,440	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
4	0084	DOCK-RIVER	0	0	12	16	192.00	UT	14.50	14.50	100	2008	2008	3	40	1,114	
5	0166	CONC,PAVMT	0	0	3	10	30.00	UT	2.00	2.00	100	2008	2008	3	100	60	

LAND DESCRIPTION

TOTAL OB/XF 5,134

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	0132	C	SFR RIVER	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: 1.44 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS