LOT 33 UNIT 5 CEDAR SPRING SHORE
486-184, 761-1859, DC 965-2593,

CARTER WILLIAM B JR/CARTER JOYCE W
968 SW BLUFF DRIVE
FORT WHITE, FL 32038

2026

18-7S-16-04236-062

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

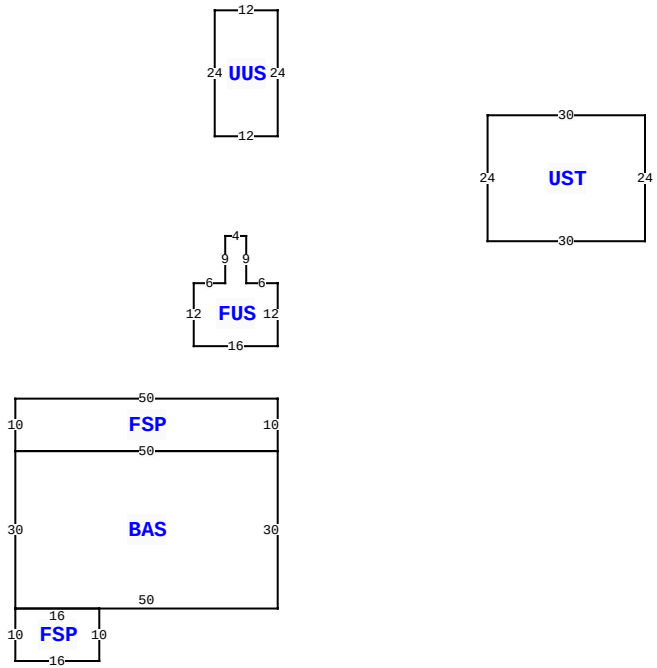
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,500	100		1,500	180,914
FSP	160	40		64	7,719
FSP	500	40		200	24,122
FUS	228	100		228	27,499
UST	720	45		324	39,078
UUS	288	50		144	17,368
TOTALS	3,396			2,460	296,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,460	132.9451	148.90	366,294	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2004 Heated Area: 1728 HX Base Yr 2004



968 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		296,698
TOTAL MARKET OB/XF VALUE		4,027
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,725
SOH/AGL Deduction		79,107
ASSESSED VALUE		296,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,896
TOTAL JUST VALUE		375,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,388

XFOB:1:1: SATILLA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24204	SFR	515	03/08/2006
24205	GARAGE	182	03/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2046	4/10/2025	LE	U	I	14	100
GRANTOR: CARTER WILLIAM B JR (						
GRANTEE: CARTER CHRISTOPHER						
0974/1861	2/06/2003	WD	Q	I	06	77,500
GRANTOR: W. CARTER JR, C HERNA						
GRANTEE: WILLIAM B JR & JOYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FSP= N10 W50 S10 E50$ W50 S30 FSP= S10 E16 N10 W16$ E50$ PTR= N50 FUS= N12 W6 N9 W4 S9 W6 S12 E16 $ S50 PTR= N70 E40 UST= E30 N24 W30 S24$ S70 W40$ PTR= N90 UUS= N24 W12 S24 E12$ S90$.

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	0040	BARN,POLE	0	100	22	35	770.00	UT	1.50	1.50	100	0	0	3	100	1,155	
2	0166	CONC,PAVMT	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	0084	DOCK-RIVER	0	100	0	0	340.00	UT	14.50	14.50	100	2008	2008	3	40	1,972	

LAND DESCRIPTION

TOTAL OB/XF 4,027

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	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: 1.36 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS