LOT 41 UNIT 5 CEDAR SPRING SHORES.

BURNS JOHN W III/JEFFREY ITALIANO
P O BOX 18425
TAMPA, FL 33679

2026

18-7S-16-04236-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

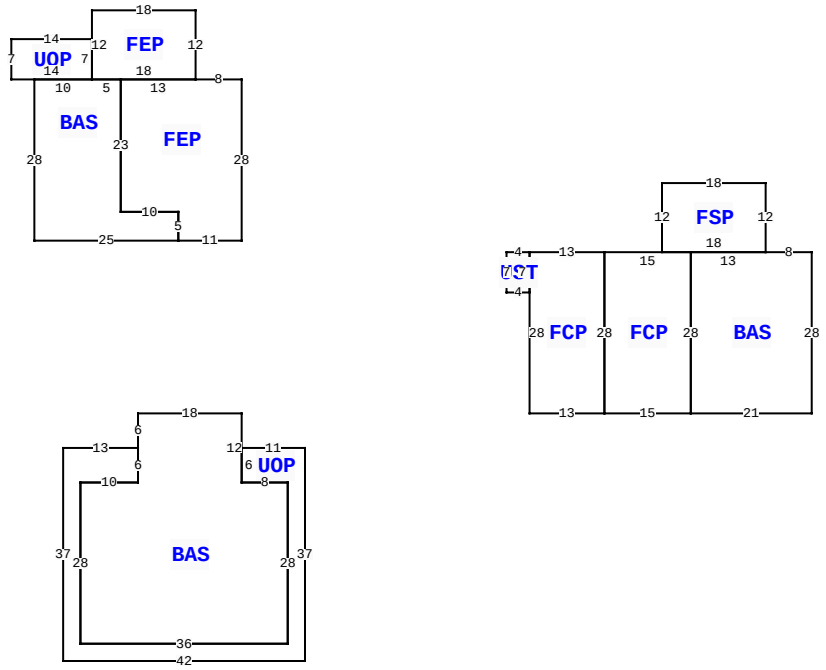
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	470	100		470	36,437
BAS	588	100		588	45,585
BAS	1,224	100		1,224	94,891
FCP	364	25		91	7,055
FCP	420	25		105	8,140
FEP	216	80		173	13,412
FEP	538	80		430	33,336
FSP	216	40		86	6,667
UOP	98	20		20	1,550
UOP	438	20		88	6,822
TOTALS	4,600			3,288	254,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,288	106.4950	119.27	392,160	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2282 HX Base Yr



** This building has 11 Sub-Areas

908 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	312,965
TOTAL MARKET OB/XF VALUE	10,326
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	398,291
SOH/AGL Deduction	0
ASSESSED VALUE	398,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,291
TOTAL JUST VALUE	398,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12891	REMODEL	125	08/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0843/0774	7/31/1997	WD	Q	I		125,000

GRANTOR: MORRIS

GRANTEE: JOHN BURNS III, JEF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S6 UOP= W13 S37 E42 N37 W11 S6 E8 S28 W36 N28 E10 N6$ S6 W10 S28 E36 N28 W8 N12$ PTR=N30 FEP= N28 W8 FEP= N12 W18 S12 E18$ W13 BAS= W5 UOP= N7 W14 S7 E14$W10 S28 E25 N5 W10 N23$ S23 E10 S5 E11 $ S30$ PTR= E50 FCP= E13 FCP= E15 BAS= E21 N28 W8 FSP= N12 W18 S12 E18$ W13 S28$ N28 W15 S28$ N28 W13 UST= W4 S7 E4 N7$ S28$ W50$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0084	DOCK-RIVER	0	0	0	0	1.00	UT	14.50	14.50	100	1993	1993	3	40	6	
3	0081	DECKING WI	0	0	30	32	960.00	UT	9.50	9.50	100	2008	2008	3	100	9,120	

LAND DESCRIPTION

TOTAL OB/XF 10,326

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

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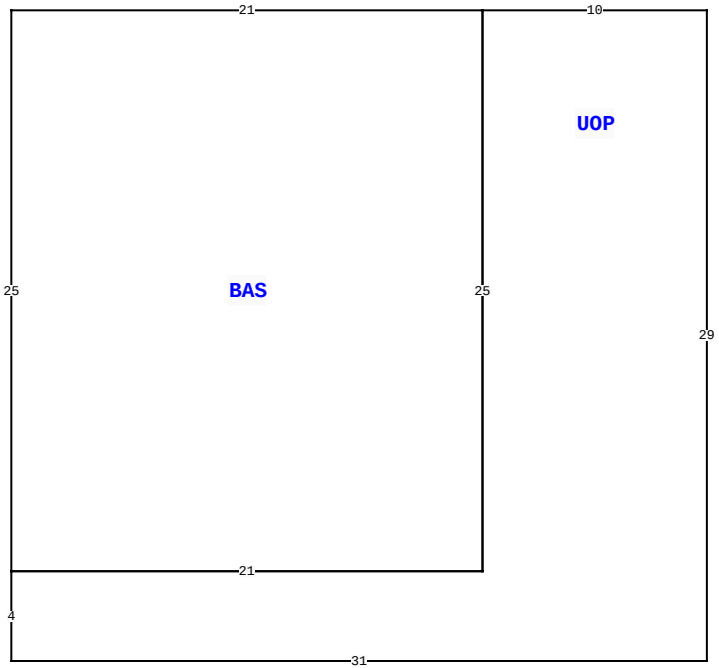
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	525	100		525	50,803
UOP	374	20		75	7,258
TOTALS	899			600	58,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	600	120.0000	134.40	80,640	1997	1997	0	0	0	28.00	72.00

2 SINGLE FAM 0% - 0 Heated Area: 525 HX Base Yr



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GRANTOR: MORRIS

GRANTEE: JOHN BURNS III, JEF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S25 UOP= S4 E31 N29 W10 S25 W21$ E21 N25$.

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

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