LOT 49 UNIT 5 CEDAR SPRING
SHORES. 368-340, WD 1358-1210,

MCGAHA LOHAN D SUPPLEMENTAL NEEDS TRUST
2628 ROSEWOOD CT
ORANGE PARK, FL 32065

**2025**

**18-7S-16-04236-073**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

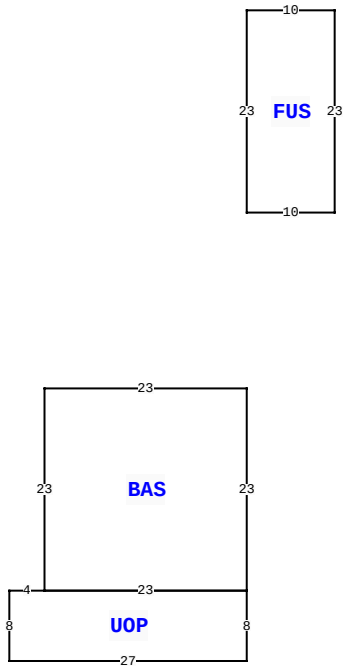
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| 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 | 529 | 100 | | 529 | 29,344 |
| FUS | 230 | 100 | | 230 | 12,758 |
| UOP | 216 | 20 | | 43 | 2,385 |
| TOTALS | 975 | | | 802 | 44,487 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 01 | 802 | 75.7786 | 92.45 | 74,145 | 1982 | 1982 | 0 | 0 | 0 | 40.00 | 60.00 |

1 SFR PILING 0% - 0 Heated Area: 759 HX Base Yr




782 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 | 44,487 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 119,487 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 119,487 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 119,487 |
| TOTAL JUST VALUE | 119,487 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,936 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/1210 | 4/24/2018 | WD | U | I | 11 | 100 |

GRANTOR: WILLIAM D MCGAHA

GRANTEE: WILLIAM D MCGAHA AS

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W23 S23 UOP= W4 S8 E27 N8 W23$ E23 N23$ PTR=N20 FUS= E10 N23 W10 S23$ S20$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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: 1.31 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/25/2025 BY SYS