LOT 43 CEDAR SPRINGS SHORES
REPLAT (EX 18 SQ FT BEING
3' X 6' DESC IN ORB 795-1208 -

BALLINGER JERRY L
973 SW BLUFF DR
FORT WHITE, FL 32038

2025

18-7S-16-04236-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

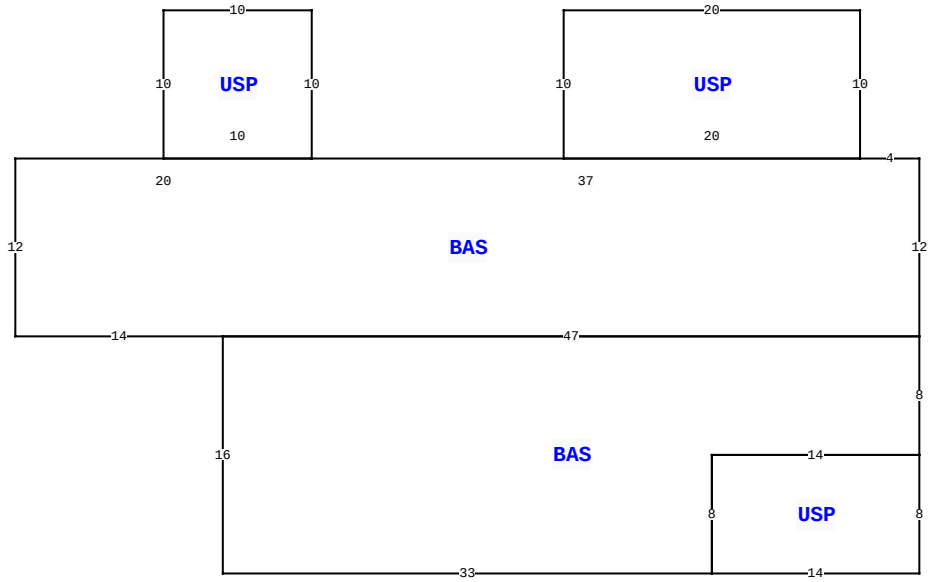
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	640	100		640	13,258
BAS	732	100		732	15,164
USP	100	35		35	725
USP	112	35		39	808
USP	200	35		70	1,450
TOTALS	1,784			1,516	31,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,516	86.3100	51.79	78,514	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME - 100% - 2013 Heated Area: 1372 HX Base Yr 2013



973 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		31,406
TOTAL MARKET OB/XF VALUE		7,920
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		64,326
SOH/AGL Deduction		32,659
ASSESSED VALUE		31,667
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		1,667
TOTAL JUST VALUE		64,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,108

XFOB:1:1: LAFFR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1228/2594	1/30/2012	WD	Q	I	01	29,900
GRANTOR: MARY L CROUSE						
GRANTEE: JERRY L & PAMELA L						
0507/0274	2/01/1983	CD	Q	V	01	18,100
GRANTOR: BALLINGER JERRY L & P						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N10 W20 S10 E20$ W37 USP= N10 W10 S10 E10$ W20 S12 E14 BAS= S16 E33 USP= E14 N8 W14 S8$ N8 E14 N8W47$ E47 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,920

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/15/2015 BY TW Total Acres: 1.54 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/21/2025 BY SYS