LOT 44 CEDAR SPRING SHORES
REPLAT & ALSO 18 SQ FT BEING
3' X 6' OF LOT 43 (FOR WELL)

SCHROEDER JAMAL A/BRADLEY FRANCES J
P O BOX 443
ALACHUA, FL 32616

2026

18-7S-16-04236-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

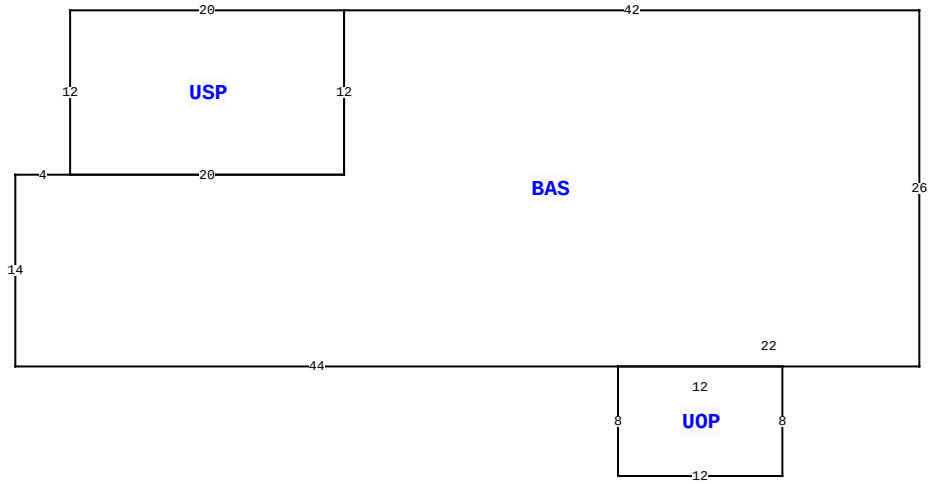
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,428	100		1,428	30,354
UOP	96	25		24	510
USP	240	35		84	1,786
TOTALS	1,764			1,536	32,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	88.5600	53.14	81,623	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1428 HX Base Yr



941 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	32,649
TOTAL MARKET OB/XF VALUE	13,952
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	71,601
SOH/AGL Deduction	8,935
ASSESSED VALUE	62,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,666
TOTAL JUST VALUE	71,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,601

LAND:1:1: 1.45 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0412	3/28/2014	WD	U	I	37	17,500
GRANTOR: FLOYD L FRANKLIN JR						
GRANTEE: JAMAL A SCHROEDER &						
1201/2716	9/24/2010	WD	U	I	16	100
GRANTOR: CLERK OF COURT(FLOYD						
GRANTEE: FLOYD L FRANKLIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 S14 E44 UOP= S8 E12 N8 W12$ E22 N26 W42 S12W20 $ USP= E20 N12 W20 S12$.

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	0294	SHED WOOD/	0	0	16	23	368.00	UT	1.50	1.50	100	0	0	3	100	552	
2	0040	BARN,POLE	0	0	24	40	960.00	UT	4.00	4.00	100	2008	2008	3	100	3,840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
5	0252	LEAN-TO W/	0	0	9	40	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
6	0252	LEAN-TO W/	0	0	14	40	560.00	UT	2.00	2.00	100	2008	2008	3	100	1,120	

LAND DESCRIPTION

TOTAL OB/XF 13,952

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	0		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 07/14/2015 BY TW Total Acres: 1.45 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/05/2025 BY SYS