

LOTS 57, 58, 59 & 67, CEDAR SPRING
REPLAT.

WILLETT JOSHUA B/WILLETT NICOLE MARIE
827 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-132



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	06	BD/BATTEN 100	0100	01	1,955	118.8148	133.07	260,152	1986	1986	0	0	0	35.00	65.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023													Heated Area: 1396													HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	04	PLYWOOD 90																																							
Interior Wall	05	DRYWALL 10																																							
Interior Floo	12	HARDWOOD 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	01	NONE 100																																							
Stories	1.5	1.5 100																																							
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																02																									
NEIGHBORHOOD/LOC	18716.010 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	200	100		200	17,299																																				
BAS	896	100		896	77,500																																				
FOP	96	30		29	2,508																																				
FSP	84	40		34	2,941																																				
FSP	192	40		77	6,660																																				
FUS	300	100		300	25,949																																				
UDU	320	55		176	15,223																																				
UOP	240	20		48	4,152																																				
UOP	268	20		54	4,671																																				
USP	120	35		42	3,633																																				
TOTALS	2,936			1,955	169,099																																				
EXTRA FEATURES															827 SW BLUFF DR, FORT WHITE																										
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																								
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																									
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200																									
TOTAL OB/XF 2,200																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																								
1	0100	C	SFR	100		A-1	0.00	0.00	4.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	100,000																								
REVIEW DATE 12/20/2022 BY CP Total Acres: 6.11 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/05/2025 BY SYS																																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/818	9/09/2022	WD	Q	I	01	299,900

GRANTOR: ROLAND DANIEL

GRANTEE: WILLETT JOSHUA B

1318/0048	6/21/2016	WD	Q	I	01	165,000
-----------	-----------	----	---	---	----	---------

GRANTOR: RICHARD A & VICKIE LE

GRANTEE: DANIEL ROLAND

BUILDING DIMENSIONS

BAS= W25 FSP= N12 W7 S12 E7\$ W7 S6 FSP= W12 S16 E12 N16\$S22
BAS= S10 E20 N10 W20\$ E20USP= S10 E12 N10 W12\$ E12 UOP= S10
E4 N42 W29 S4 E25 S28\$ N28\$ PTR=N30 UOP= N20 W12 S20 UDU=
N20 W16 UST= W11 S20 E11 N20\$ S20 E16\$ E12\$ S30 PTR= E40 FUS=
E12 N6 FOP= E12 N8 W12S8\$ N14 W18 S10 E6 S10 \$ W40\$.