

LOT 60 CEDAR SPRING SHORES RE-PL
432-338, DC 780-1753, 820-1655,

ROSE BRIAN E/BENEFIELD NAOMI J
250 SW CARMINE WAY
FORT WHITE, FL 32038

2025

18-7S-16-04236-135

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 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/

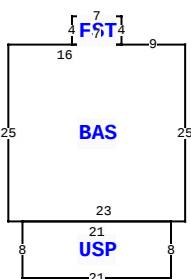
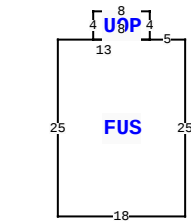
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	71,527
FST	28	55		15	1,716
FUS	450	100		450	51,500
UOP	32	20		6	687
USP	168	35		59	6,752

TOTALS	1,303			1,155	132,182
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	
3	0070	CARPORT UF	0	100	0	0	1.00	UT 0.00	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,155	115.1325	128.95	148,937	1979	2015	0	0	0	11.25	88.75	
1 SINGLE FAM 100% - 2023				Heated Area: 1075				HX Base Yr 2023					



250 SW CARMINE WAY, FORT WHITE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/26/2022	MLU
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3								Tax Dist:	
BUILDING MARKET VALUE								132,182	
TOTAL MARKET OB/XF VALUE								3,200	
TOTAL LAND VALUE - MARKET								25,000	
TOTAL MARKET VALUE								160,382	
SOH/AGL Deduction								7,027	
ASSESSED VALUE								153,355	
TOTAL EXEMPTION VALUE								HX HB	50,722
BASE TAXABLE VALUE								102,633	
TOTAL JUST VALUE								160,382	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								153,865	

LAND:1:1: 1.52 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1309	10/07/2022	WD	Q	I	01	165,000	
GRANTOR: SHANNON MARGARET L							
GRANTEE: ROSE BRIAN E							
1409/0774	3/25/2020	WD	Q	I	01	120,000	
GRANTOR: GINA JOHNSON							
GRANTEE: MARGARET L SHANNON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W9 FST= N4 W7 S4 E7 \$ W16 S25 E2 USP= S8 E21 N8 W21\$ E23 N25\$ PTR=N30 FUS= N25 W5 UOP= N4W8 S4 E8\$ W13 S25 E18\$ S30\$.									