

LOT 94 CEDAR SPRING SHORES REPLA
546-508, 1010-1771, QC 1010-1772

DEMARINO DARREN A TRUSTEE OF
THE DARREN A DEMARINO REV TR, 525 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-169



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	10	ABOVE AVG. 100		0100	01	1,785	130.9770	146.69	261,842	1988	1995	0	0	0	30.00	70.00	VALUATION BY		STANDARD																		
Roof Structur	08	IRREGULAR 100		1 SINGLE FAM 100% - 2023										Heated Area: 1708					HX Base Yr 2023					Tax Group: 3		Tax Dist:											
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					183,289					TOTAL MARKET OB/XF VALUE		10,161											
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					25,000					TOTAL MARKET VALUE		218,450											
Interior Floo	14	CARPET 90												SOH/AGL Deduction					1,201					ASSESSED VALUE		217,249											
Interior Floo	12	HARDWOOD 10												TOTAL EXEMPTION VALUE					50,722					TOTAL EXEMPTION VALUE		HX HB											
Air Condition	03	CENTRAL 100		BASE TAXABLE VALUE					166,527					TOTAL JUST VALUE		218,450								NCON VALUE		0											
Heating Type	04	AIR DUCTED 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE		221,069																					
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	07	07																																			
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	96	100		96	9,857																																
BAS	1,008	100		1,008	103,505																																
FOP	256	30		77	7,907																																
FUS	604	100		604	62,021																																
TOTALS	1,964			1,785	183,289																																
EXTRA FEATURES					525 SW BLUFF DR, FORT WHITE										BLD DATE							LGL DATE		05/26/2022					MLU								
															XF DATE							LAND DATE															
															INC DATE							AG DATE															
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																					
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	7,500																					
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50																					
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50																					
5	0258	PATIO	0	100	11	17	187.00	UT	3.00	3.00	100	2008	2008	3	100	561																					
LAND DESCRIPTION					TOTAL OB/XF										10,161																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000																				
											</																										