LOT 99 CEDAR SPRING SHORES REPLA
500-173, 719-648, 753-1187, WD 1

BLACKWELDER CHRISTOPHER ALLEN/CLACKWELDER MICHAEL
2110 NE 83RD TER
HIGH SPRINGS, FL 32643

2026

18-7S-16-04236-174

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

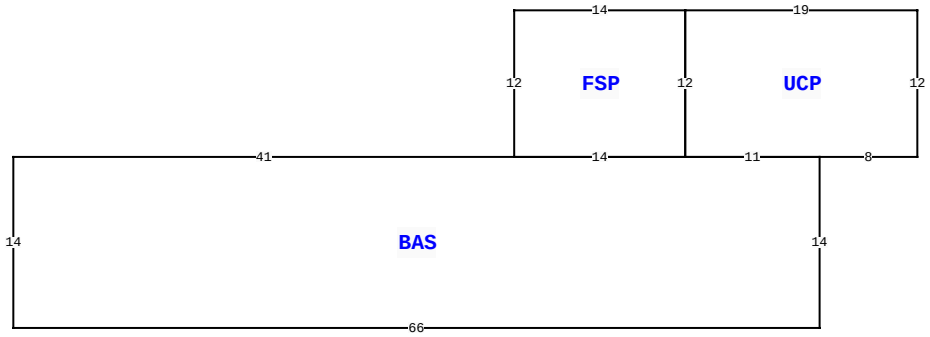
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,343
FSP	168	40		67	1,330
UCP	228	20		46	913
TOTALS	1,320			1,037	20,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,037	82.7100	49.63	51,466	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



276 SW LONGHORN TER, 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	20,586
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	52,636
SOH/AGL Deduction	0
ASSESSED VALUE	52,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,636
TOTAL JUST VALUE	52,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/1883	12/02/2022	PR	U	I	19	45,000
GRANTOR: KROC KRISTOPHER E AS						
GRANTEE: BLACKWELDER CHRISTO						
1211/0945	3/15/2011	WD	Q	I	01	28,000
GRANTOR: SUSAN L CORNETT						
GRANTEE: RUDOLPH J KROC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S14 E66 N14 UCP= E8N12 W19 S12 E11$ W11 FSP= N12 W14 S12 E14$ W14$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0102	C	SFR/MH	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: 1.24 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS