LOT 101 CEDAR SPRING SHORES RE-P
501-629, 785-642, 814-2328, PB 1

BETTY'S BLUFF LLC
334 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-176

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

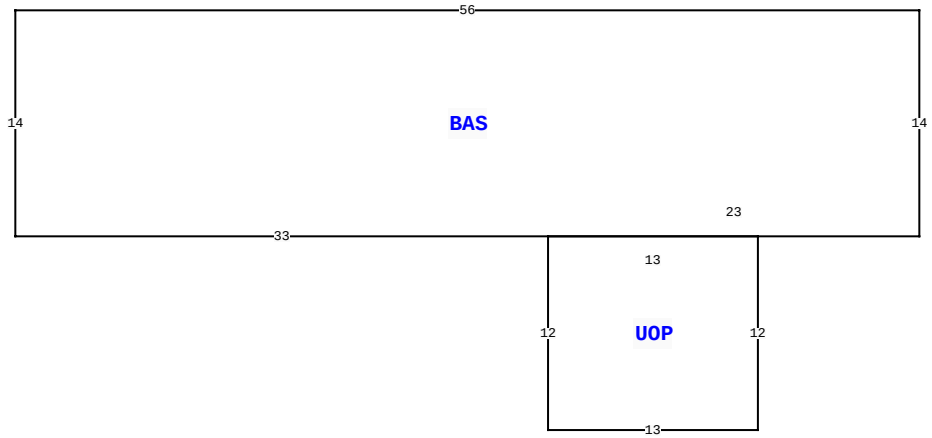
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	38,860
UOP	156	25		39	1,933
TOTALS	940			823	40,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	823	109.9000	90.12	74,169	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 784 HX Base Yr



429 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	40,793
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	72,893
SOH/AGL Deduction	0
ASSESSED VALUE	72,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,893
TOTAL JUST VALUE	72,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,893

BLDG:1:1: HORT MH

SALE:2:1: LOT 101 CEDAR SPRINGS REPLAT

LAND:1:1: 1.43 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9242	M H	125	01/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/2719	5/16/2025	WD	U	I	11	100
GRANTOR: PASQUARELLA MARK						
GRANTEE: BETTY'S BLUFF LLC						
1527/49	11/06/2024	WD	U	I	37	85,000
GRANTOR: WILLIAMS DAVID D						
GRANTEE: PASQUARELLA MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 UOP= S12 E13 N12 W13$ E23 N14$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
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 7,100

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: 1.43 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS