COMM 45 FT E OF NW COR OF SW1/4
210 FT FOR POB, RUN E 420 FT, S
FT, N 210 FT TO POB.

CUCUEL DANA K/CUCUEL RICKY C
1435 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04315-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

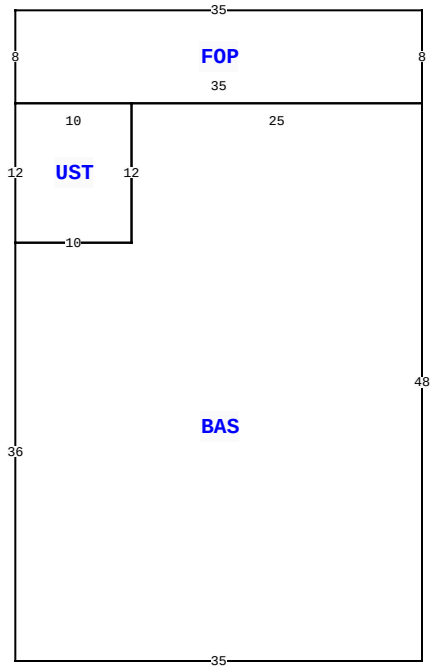
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	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	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	42,232
FOP	280	35		98	2,653
UST	120	45		54	1,462
TOTALS	1,960			1,712	46,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,712	112.8000	67.68	115,868	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1560 HX Base Yr 2018



1435 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,347
TOTAL MARKET OB/XF VALUE		13,989
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		88,336
SOH/AGL Deduction		36,467
ASSESSED VALUE		51,869
TOTAL EXEMPTION VALUE	HX HB SX	51,869
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		88,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,336

XFOB:1:1: SCOTT HAR ID#AHHJL24850932 & BHH ORB 780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1367	10/28/2020	LE	U	I	14	100
GRANTOR: CUCUEL DANA K (ENH LI						
GRANTEE: CUCUEL SHELLBE (RMD						
1337/2676	6/01/2017	WD	Q	I	01	59,900
GRANTOR: SCOTT BUTSCH						
GRANTEE: DANA K & RICKY C CU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UST= W10 S12 E10 N12$ S12 W10 S36 E35 N48$ FOP= N8 W35 S8 E35$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0040	BARN,POLE	0	100	36	54	1,944.00	UT	3.00	3.00	90	2017	2017	3	90	5,249	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	16	40	640.00	UT	2.50	2.50	90	2017	2017	3	90	1,440	

LAND DESCRIPTION

TOTAL OB/XF 13,989

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 11/30/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/29/2025 BY SYS