LOT 12 FERNWOOD ESTATES S/D.
(UNREC CFD INSTRUMENT).
UNREC DC FOR ROBERT BLANTON,

FUSSNECKER SCOTT/FUSSNECKER ROBYN
1843 SW SPRUCE RD
FT WHITE, FL 32038

2026

36-5S-15-00485-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

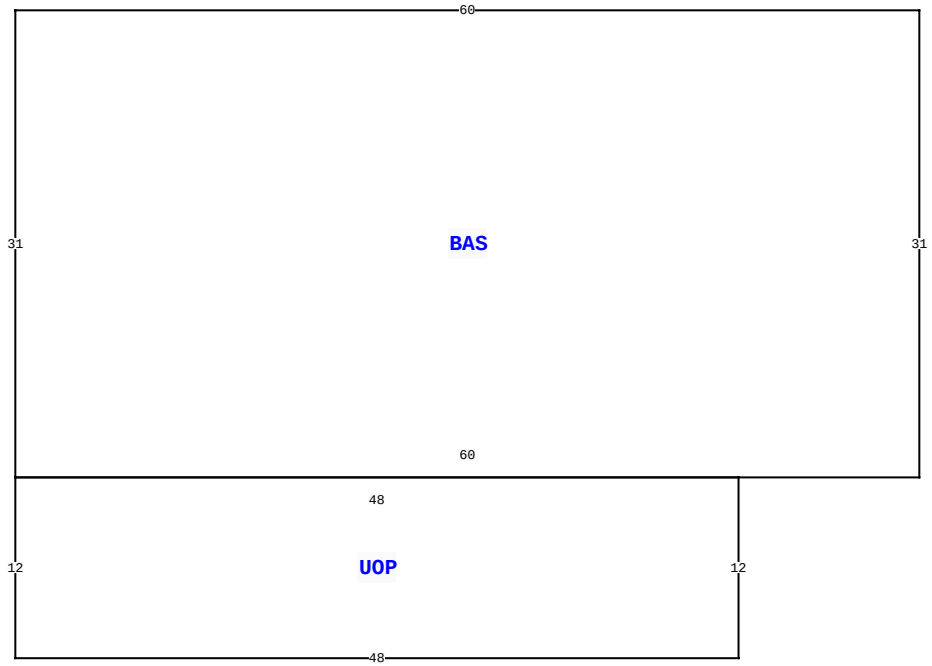
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	119,564
UOP	576	25		144	9,257
TOTALS	2,436			2,004	128,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,004	117.9000	110.83	222,103	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2008 Heated Area: 1860 HX Base Yr 2008



1843 SW SPRUCE RD, 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		128,820
TOTAL MARKET OB/XF VALUE		21,220
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		205,040
SOH/AGL Deduction		114,568
ASSESSED VALUE		90,472
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		34,750
TOTAL JUST VALUE		205,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,003

XFOB:1:1: FERNWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050724	Electrical Servic	0	09/03/2024
26058	M H	275	07/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/0086	3/16/2007	WD	Q	I		87,500
GRANTOR: DONALD E & CYNTHIA J						
GRANTEE: SCOTT & ROBYN FUSSN						
0983/0335	5/07/2003	WD	Q	I		41,500
GRANTOR: DEBRA S KIRK & BRENDA						
GRANTEE: DONALD E & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31UOP= S12 E48 N12 W48$ E60 N31$.

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	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
2	0031	BARN,MT AE	0	100	22	30	660.00	UT	9.00	9.00	100	2013	2013	3	100	5,940	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 21,220

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/23/2024 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS