

LOT 8 BLOCK C SPRING HILLS S/D.
516-580, QC 1027-1997,

QUEAL RONALD W
1423 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-058



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		3 100
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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	42,863
UOP	64	25		16	437
TOTALS	1,632			1,584	43,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0296	SHED METAL	0	100	12	30		360.00	UT 5.00
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
4	0030	BARN, MT	0	100	20	24		480.00	UT 12.00
5	0166	CONC, PAVMT	0	100	8	24		192.00	UT 2.50
6	0080	DECKING	0	100	0	0		1.00	UT 0.00
7	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00
8	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	167.00	317.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,584	113.9000	68.34	108,251	1987	1987	0	0	0 60.00	40.00

1 MOBILE HME 100% - 2006

Heated Area: 1568

HX Base Yr 2006

28

56

20

36

8

8

8

8

BAS

UOP

1423 SW SPRUCE RD, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/09/2024 MLU									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,300	
TOTAL MARKET OB/XF VALUE		16,940	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		73,240	
SOH/AGL Deduction		26,835	
ASSESSED VALUE		46,405	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		21,405	
TOTAL JUST VALUE		73,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051723	Electrical Servic	0	12/05/2024
22717	M H	393	01/21/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1027/1997	2/22/2001	QC	Q	V	01
GRANTOR: THELMA A QUEAL					
GRANTEE: RONALD W QUEAL					
0516/0580	7/01/1983	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S28 E36 UOP= S8 E8 N8 W8\$ E20 N28\$.									