LOT 10 BLOCK D SPRING HILLS S/D.
714-678, 746-1376, WD 1373-275,

SHAFFER ROBERT DALE
1568 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-076

BUILDING CHARACTERISTICS

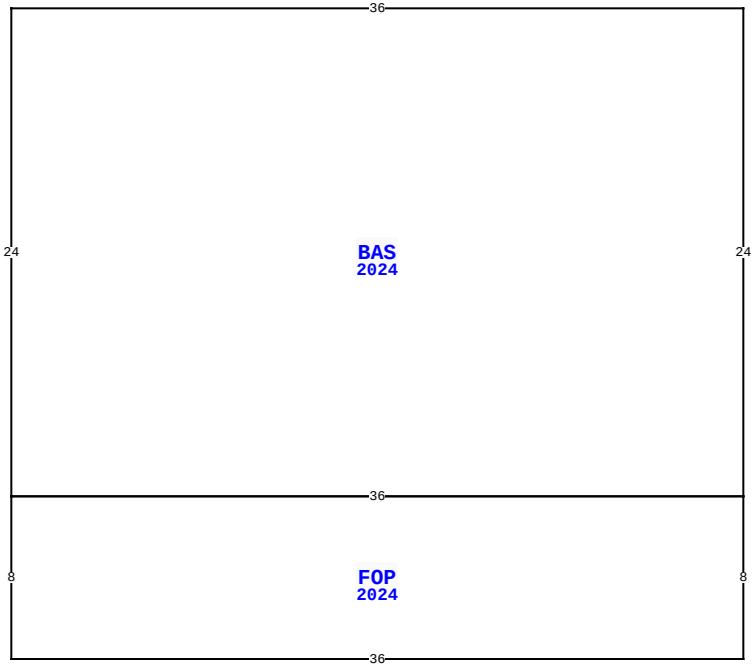
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	44,422
FOP	288	35	2024	101	5,193
TOTALS	1,152			965	49,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	965	114.0000	93.48	90,208	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 864 HX Base Yr 2024



1568 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,614
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		69,614
SOH/AGL Deduction		21,975
ASSESSED VALUE		47,639
TOTAL EXEMPTION VALUE	HX HB 13	47,639
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048558	Mobile Home		11/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/2499	12/18/2023	WD	Q	V	03	130,000
GRANTOR: RODER KENNETH						
GRANTEE: SHAFFER ROBERT DALE						
1391/2195	8/21/2019	QC	U	V	11	12,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: KENNETH RODER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=25,13] E36 S24 W36 N24 $
FOP=[YR=2024;ORIG=25,37] E36 S8 W36 N8 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	165.00	276.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 12/08/2023 BY JB Total Acres: 1.05 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/06/2025 BY SYS