LOT 11 BLOCK D SPRING HILLS S/D.
714-678, 746-1376, 1373-275, WD

DANGELO ANDREW J
1616 SW SPRUCE ROAD
FORT WHITE, FL 32038

2026

36-5S-15-00488-077

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 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05

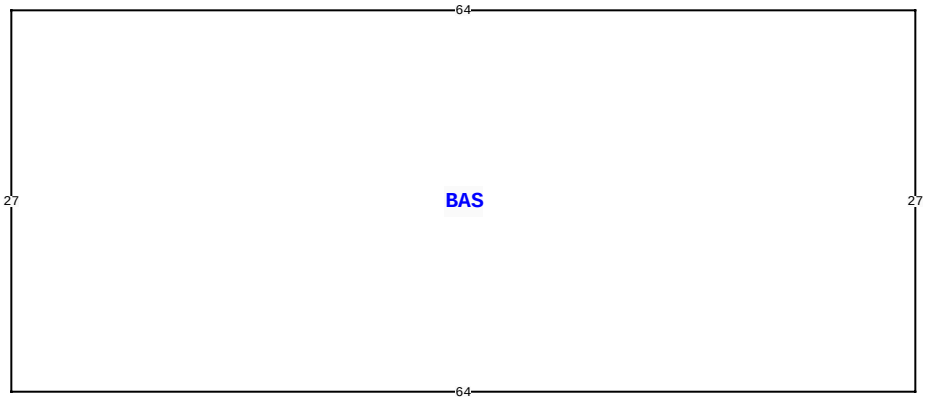
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	121,965
TOTALS	1,728			1,728	121,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	136.5210	128.33	221,754	1993	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1728 HX Base Yr 2021



1616 SW SPRUCE RD, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,965
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		145,165
SOH/AGL Deduction		115,408
ASSESSED VALUE		29,757
TOTAL EXEMPTION VALUE	HX HB DX	29,757
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39068	M H	0	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2489	12/11/2020	WD	Q	I	01	117,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: DANGELO ANDREW J						
1373/0275	10/29/2018	WD	Q	V	01	1,000
GRANTOR: CLAUDE MATHEWS						
GRANTEE: CINERA GROUP LLC						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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 06/23/2020 BY JB Total Acres: 1.05 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/06/2025 BY SYS