LOTS 15 BLOCK D SPRING HILL S/D.
629-390, 849-959, 960, WD 1159-1

TRZEBUNIAK JENNIFER/ALIZIERI JOSEPH
1728 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-081

BUILDING CHARACTERISTICS

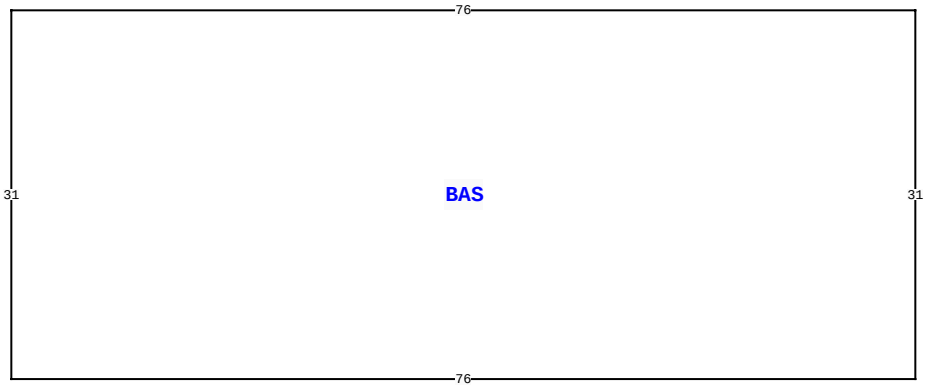
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	2,356	100		2,356	188,167
TOTALS	2,356			2,356	188,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	132.2475	130.93	308,471	2009	2009	0	0	0	39.00	61.00

2 MANUF 2 100% - 2022 Heated Area: 2356 HX Base Yr 2022



1728 SW SPRUCE RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,167
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		208,167
SOH/AGL Deduction		24,533
ASSESSED VALUE		183,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,912
TOTAL JUST VALUE		208,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,506

SALE:1:1: LOT 15 BLK D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052684	Roof Replacement	15,795	03/24/2025
28032	M H	375	08/25/2009
15835	M H	125	07/28/1999
14758	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2525	11/05/2021	WD	Q	I	01	190,000
GRANTOR: GONZALEZ KAROL						
GRANTEE: TRZEBUNIAK JENNIFER						
1416/0735	7/30/2020	WD	U	I	18	62,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: KAROL & ALEJANDRO G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	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	164.00	276.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/21/2025 BY chuck Total Acres: 1.04 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/07/2025 BY SYS