LOT 1 BLOCK G SPRING HILLS S/D.
518-300, 812-105, WD 1340-958, W

LE FORT CINDY
1747 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-122

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

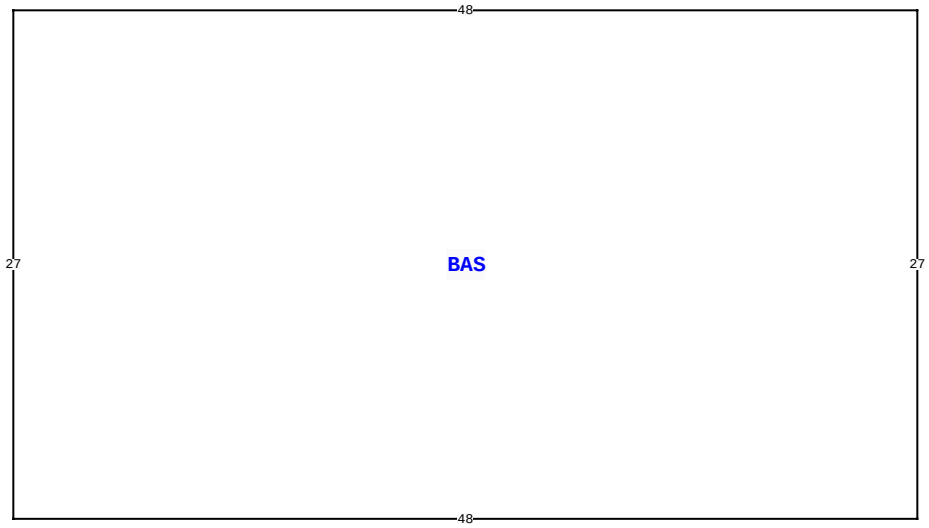
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	112,602
TOTALS	1,296			1,296	112,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.0000	109.98	142,534	1998	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 1296 HX Base Yr 2022



1747 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		112,602
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		132,602
SOH/AGL Deduction		81,942
ASSESSED VALUE		50,660
TOTAL EXEMPTION VALUE	HX HB WX	30,660
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		132,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39943	M H	0	06/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1420	12/30/2020	WD	Q	I	01	110,000
GRANTOR: CHAPMAN HEATHER						
GRANTEE: LE FORT RICHARD						
1407/1388	3/06/2020	QC	U	V	11	100
GRANTOR: JOSEPH BRENT & APRIL						
GRANTEE: HEATHER CHAPMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	153.00	294.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 01/28/2020 BY JB Total Acres: 1.03 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/03/2025 BY SYS