N1/2 OF SE1/4 OF NE1/4 OF NW1/4

827-1872, 874-297, QC 1107-52, D

COSTE EVELYN CARDELLI
1119 SW SPRUCE RD
FORT WHITE, FL 32038

2027

01-6S-15-00492-000

BUILDING CHARACTERISTICS

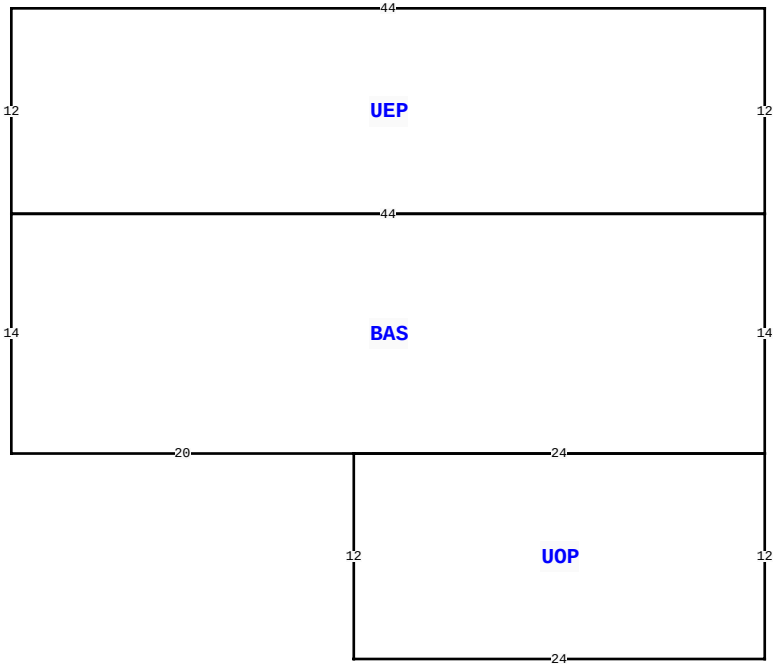
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	11,186
UEP	528	70		370	6,719
UOP	288	25		72	1,308
TOTALS	1,432			1,058	19,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,058	75.6585	45.40	48,033	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 616 HX Base Yr 2007



1119 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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		19,213
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		56,576
TOTAL MARKET VALUE		85,089
SOH/AGL Deduction		43,342
ASSESSED VALUE		41,747
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,747
TOTAL JUST VALUE		85,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0052	12/29/2006	QC	Q	I	06	100
GRANTOR: CHARLES E COSTE JR						
GRANTEE: EVELYN CARDELLI COS						
0874/0297	1/15/1999	WD	Q	I		26,000
GRANTOR: MCCLEARY						
GRANTEE: COSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E20 UOP= S12 E24 N12 W24$ E24 N14$ UEP= N12 W44 S12 E44$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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		00	0.00	0.00	5.12	AC		1.00	1.00	0.85	13,000.00	11,050.00	56,576							

REVIEW DATE 04/30/2026 BY JB Total Acres: 5.12 Total Land Value: 56,576 Market: 0 Agricultural: 0 Common: 56,576 PRINTED 11/17/2026 BY SYS