LOT 5 UNIT 1 CEDAR SPRINGS SHORE
356-264, 713-795, 979-1279, DC 1

BAUMER TRACY
516 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	119,897
FOP	168	30		50	5,677
UCP	1,056	20		211	23,957
UOP	90	20		18	2,044
UOP	90	20		18	2,044
UOP	400	20		80	9,083
TOTALS	2,860			1,433	162,701

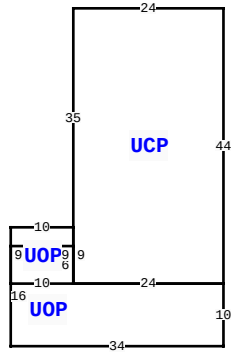
MARKET ADJUSTMENTS

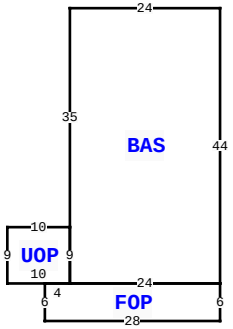
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,433	117.8000	143.72	205,951	2004	2004	0	0	0	21.00	79.00

1 SFR PILING 0% - 2022

Heated Area: 1056

HX Base Yr





516 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,701
TOTAL MARKET OB/XF VALUE	3,806
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	241,507
SOH/AGL Deduction	0
ASSESSED VALUE	241,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,507
TOTAL JUST VALUE	241,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21063	SFR	198	09/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1470	8/20/2021	PR	U	I	19	325,000
GRANTOR: REYNOLDS KENNETH B AS						
GRANTEE: BAUMER TRACY						
0979/1279	3/28/2003	WD	Q	V		47,500
GRANTOR: HOWARD N & PAMELA F P						
GRANTEE: PATRICK & ELISE MCL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S35 UOP= W10 S9 E10 N9$ S9 FOP= W4 S6 E28 N6 W24$ E24 N44$ PTR= E30 UOP= E34 N10 UCP= N44 W24 S35 UOP= W10 S9 E10 N9$ S9 E24$ W24 N6 W10 S16 $ W30$.

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	0084	DOCK-RIVER	0	0	20	16	320.00	UT	14.50	14.50	100	2008	2008	3	40	1,856	
2	0294	SHED WOOD/	0	0	10	10	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 3,806

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	0100	C	SFR	0		A-1	100.00	514.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.18 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS