

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

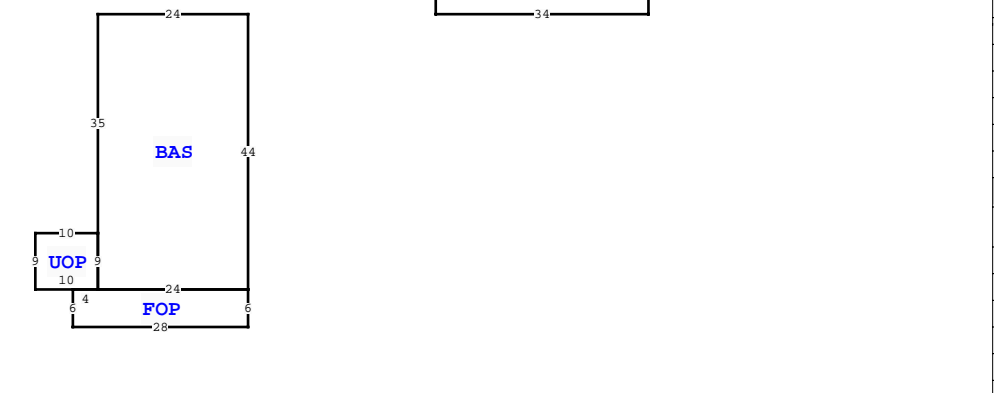
BAUMER TRACY  
516 SW BLUFF DR  
FORT WHITE, FL 32038

**2026**

18-7S-16-04236-002  
VALUATION SUMMARY PAGE 1 of 1

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 Floor	14	CARPET 80
Interior Floor	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 Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	PILING	0%	- 2022								Heated Area: 1056 HX Base Yr	



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
<b>TOTALS</b>	<b>2,860</b>			<b>1,433</b>	<b>162,701</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		243,567	

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

EXTRA FEATURES																
L N	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	UT	14.50	14.50	100	2008	2008	3	40	1,856	
2	0294	SHED WOOD/	0	0	10	10	UT	12.00	12.00	100	2008	2008	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	750	

TOTAL OB/XF														3,806	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							