

LOT 12 UNIT 1 CEDAR SPRING SHORE
584-468, PB 1280-1078, DC 1434-2

SHERROD RHONDA KAY/SHERROD WALTER LEROY
13172 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

18-7S-16-04236-003
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,546	116.2260	145.28	224,603	1990	1990	0	0	40.00	60.00

1 SFR PILING 0% - 2022 Heated Area: 1200 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	104,602
FOP	592	30		178	15,516
FSP	288	40		115	10,024
FST	96	55		53	4,620
TOTALS	2,176			1,546	134,762

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	0	628.00	UT	14.50	14.50	100	1990	1990	3	40	3,642	
2	0070	CARPORT UF	0	0	12	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	
3	0070	CARPORT UF	0	0	18	450.00	UT	2.00	2.00	100	2008	2008	3	100	900	
4	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

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

490 SW BLUFF DR, FORT WHITE

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,762
TOTAL MARKET OB/XF VALUE		5,622
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		215,384
SOH/AGL Deduction		0
ASSESSED VALUE		215,384
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		215,384
TOTAL JUST VALUE		215,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052526	Remodel	24,000	03/07/2025

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1616	10/19/2021	QC	U	I	11	100
GRANTOR: BROOKS RODNEY NELSON						
GRANTEE: SHERROD RHONDA KAY						
1451/1619	10/14/2021	WD	U	I	11	100
GRANTOR: SHERROD RHONDA KAY						
GRANTEE: SHERROD RHONDA KAY						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= S20 E4 S8 W4 S20 W44 N20W4 N8 E4 N20 E4 FSP= E36 S8 W36N8\$ S44 E36 N36 BAS= W36 S36 E36 N16 W12 N8 E12 FST= W12 S8 E12 N8\$ N12\$ N8 E4\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,622																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	485.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							