LOT 25 CEDAR SPRING SHORES. UNIT
459 587, TR 777-397, QC 808-2021

GLEASON PAUL
404 SW BLUFF DR
FORT WHITE, FL 32038

**2027**

**18-7S-16-04236-010**

## BUILDING CHARACTERISTICS

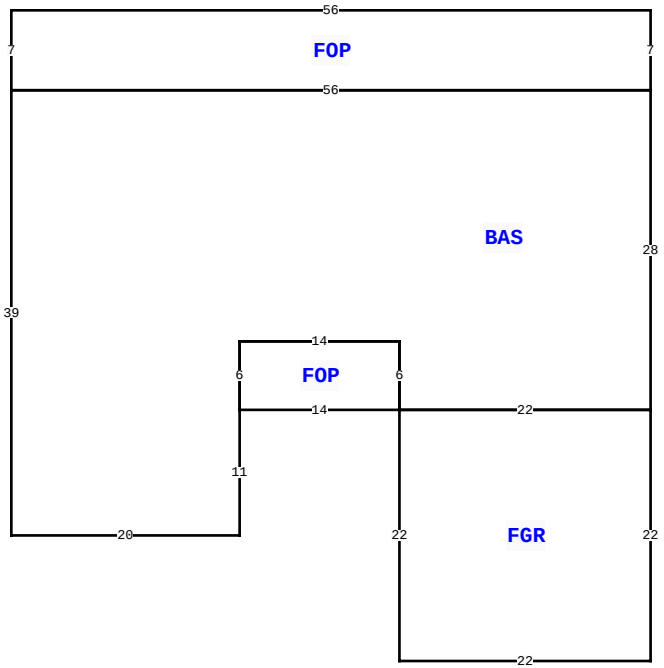
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 3 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 02 | 02 100 |
| 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 | 1,704 | 100 | | 1,704 | 157,047 |
| FGR | 484 | 55 | | 266 | 24,515 |
| FOP | 84 | 30 | | 25 | 2,304 |
| FOP | 392 | 30 | | 118 | 10,875 |
| TOTALS | 2,664 | | | 2,113 | 194,741 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,113 | 128.8980 | 141.79 | 299,602 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1704 HX Base Yr 2021




404 SW BLUFF DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 194,741 |
| TOTAL MARKET OB/XF VALUE | | 1,250 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 270,991 |
| SOH/AGL Deduction | | 34,090 |
| ASSESSED VALUE | | 236,901 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 185,490 |
| TOTAL JUST VALUE | | 270,991 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 004098 | SFR | 43,000 | 08/20/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/1877 | 7/08/2022 | QC | U | I | 11 | 100 |
| GRANTOR: GLEASON BRIANNA LYNN | | | | | | |
| GRANTEE: GLEASON PAUL | | | | | | |
| 1418/2553 | 8/25/2020 | WD | Q | I | 01 | 300,000 |
| GRANTOR: RHONDA S FERNANDEZ & | | | | | | |
| GRANTEE: PAUL GLEASON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP= N7 W56 S7 E56$ BAS= W56S39 E20 N11 FOP= E14 N6 W14 S6$N6 E14 S6FGR= S22 E22 N22 W22$ E22 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 1,250

| 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 | 100 | | A-1 | 0.00 | 0.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 75,000 | | | | | | | |

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.07 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS