LOT 32 CEDAR SPRING SHORES UNIT
ORB 818-1255, DC T G ALLDAY JR 1

EVERHART W GLEN/EVERHART RUTH L
367 BLACKBIRD CT
BRADENTON, FL 34212

2027

18-7S-16-04236-012

BUILDING CHARACTERISTICS

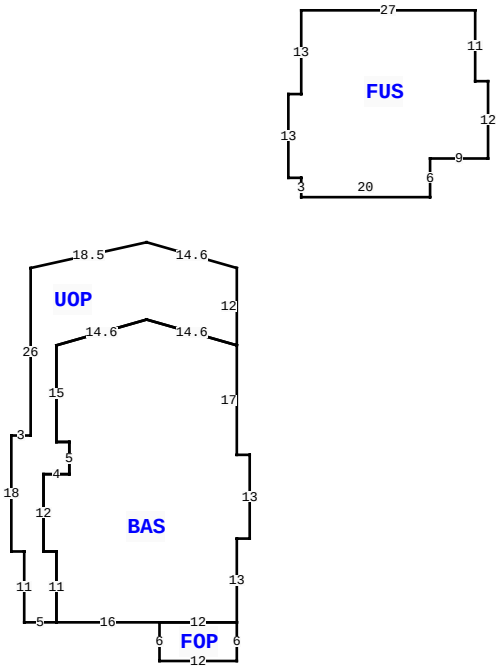
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
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	1,300	100		1,300	160,256
FOP	72	30		22	2,712
FUS	791	100		791	97,509
UOP	615	20		123	15,162
TOTALS	2,778			2,236	275,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	138.3574	152.19	340,297	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 0% - 0 Heated Area: 2091 HX Base Yr



380 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	0040	BARN,POLE	0	0	22	36	792.00	UT	4.50	4.50	100	1993	1993	3	100	3,564	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	11	24	264.00	UT	11.00	11.00	100	2008	2008	3	100	2,904	
5	0084	DOCK-RIVER	0	0	0	0	300.00	UT	14.50	14.50	100	2015	2015	3	40	1,740	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,641
TOTAL MARKET OB/XF VALUE	17,208
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	367,849
SOH/AGL Deduction	0
ASSESSED VALUE	367,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,849
TOTAL JUST VALUE	367,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,866

SALE:1:1: PROPERTY SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23728	SFR	639	10/18/2005
16998	M H	125	05/23/2000
8084	M H	125	02/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/2136	2/29/2016	WD	Q	I	01	325,000
GRANTOR: JOHN M FITZGERALD						
GRANTEE: GLEN W & RUTH L EVE						
1203/0761	10/19/2010	QC	U	I	16	100
GRANTOR: JOHN M & DIANE M FITZ						
GRANTEE: JOHN M FITZGERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N17 UOP= N12 U4 L14 L18 D4 S26 W3 S18 E2 S11 E5 N11 W2 N12 E4 N5 W2 N15 R14 U4 D4 R14 $ L14 U4 D4 L14 S15 E2 S5 W4 S12 E2 S11 E16 FOP= S6 E12 N6 W12$ E12 N13 E2 N13 W2 $ PTR= N40 E30 FUS= N6 E9 N12 W2 N11 W27 S13 W2 S13 E2 S3 E20$ S40W30$.

LAND DESCRIPTION

TOTAL OB/XF 17,208

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	0132	C	SFR RIVER	0		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