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

**2026**

**18-7S-16-04236-012**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

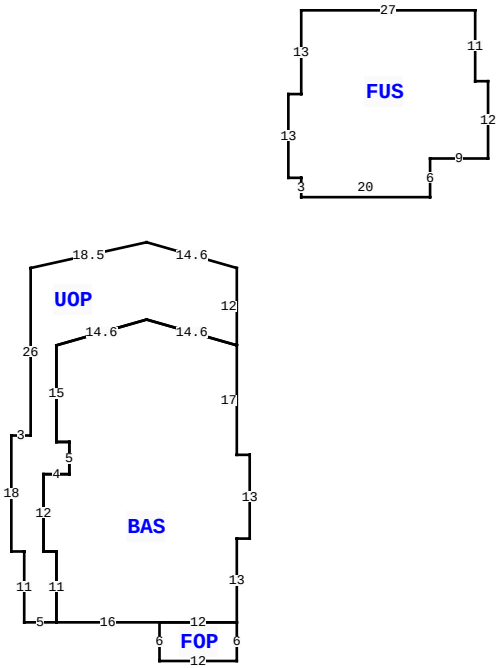
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 166,090 |
| FOP | 72 | 30 | | 22 | 2,811 |
| FUS | 791 | 100 | | 791 | 101,059 |
| UOP | 615 | 20 | | 123 | 15,715 |
| TOTALS | 2,778 | | | 2,236 | 285,674 |

## 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 | 157.73 | 352,684 | 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 | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 285,674 |
| TOTAL MARKET OB/XF VALUE | 17,208 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 377,882 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 377,882 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 377,882 |
| TOTAL JUST VALUE | 377,882 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 376,636 |

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$.

## 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 | |

## 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 05/13/2026 BY SYS