LOT 34 UNIT 1 CEDAR SPRINGS SHOR
363-249, 736-654, PB 1376-820, P

PASQUARELLA DANA/PASQUARELLA MARK
334 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-014

BUILDING CHARACTERISTICS

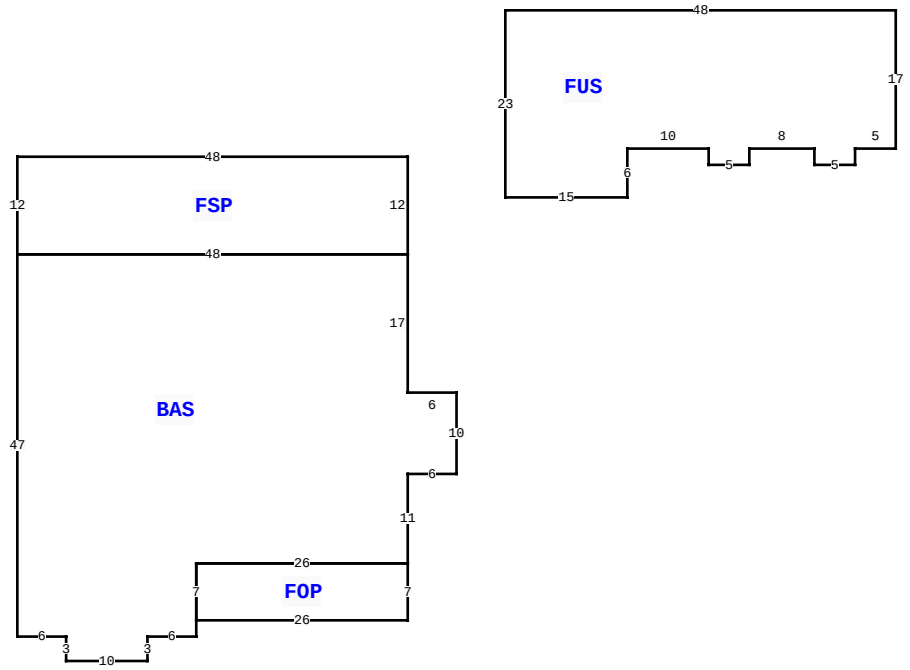
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,112	100		2,112	244,469
FOP	182	30		55	6,366
FSP	576	40		230	26,623
FUS	926	100		926	107,187
TOTALS	3,796			3,323	384,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,323	125.2755	137.80	457,909	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2021 Heated Area: 3038 HX Base Yr 2021



334 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	384,644
TOTAL MARKET OB/XF VALUE	9,204
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	468,848
SOH/AGL Deduction	167,040
ASSESSED VALUE	301,808
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	250,397
TOTAL JUST VALUE	468,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042191	Electrical Servic	0	06/22/2021
26862	SFR	906	03/19/2008
10531	M H	125	12/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/377	2/06/2023	LE	U	I	14	100
GRANTOR: PASQUARELLA MARK (ENH						
GRANTEE: PASQUARELLA JACOB (						
1417/0804	8/07/2020	PR	U	I	19	447,000
GRANTOR: S. MICHAEL OSTOW AS P						
GRANTEE: DANA & MARK PASQUAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N17 FSP= N12 W48 S12 E48$ W48 S47 E6 S3 E10 N3 E6 N2
FOP= E26 N7 W26 S7$ N7 E26 N11 E6 N10 W6$ PTR= N30 E60 FUS=
N17 W48 S23 E15 N6E10 S2 E5 N2 E8 S2 E5 N2 E5$ S30 W60$.

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	0294	SHED WOOD/	0	100	6	8	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	850	
3	0084	DOCK-RIVER	0	100	0	0	536.00	UT	14.50	14.50	20	1983	1983	3	20	1,554	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 9,204

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 11/12/2021 BY JB Total Acres: 1.04 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS