

LOT 35 & 36 UNIT 1 CEDAR SPRING
316-97, 757-402, 757-406, WD 126

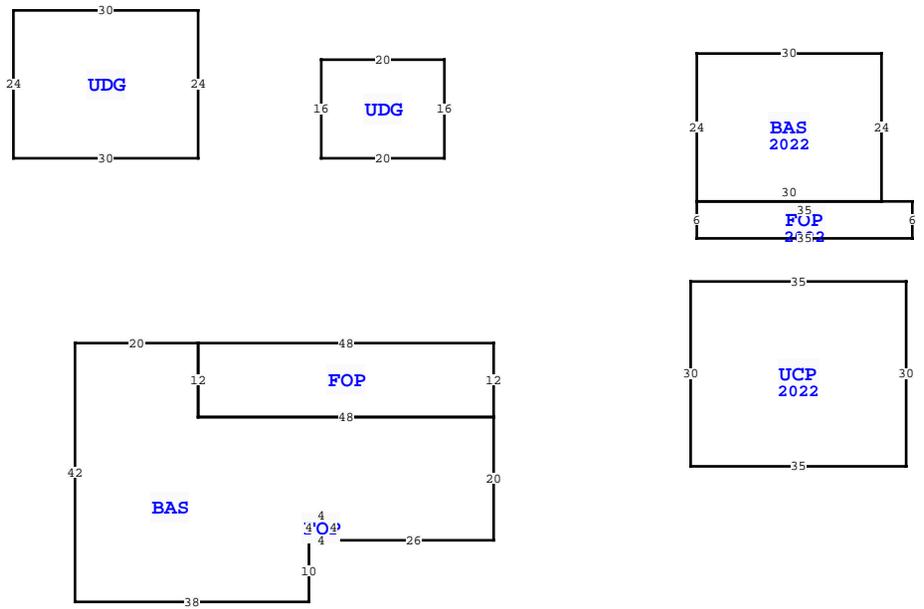
SLONE LAURA L/MCFARLIN ROBERT B
296 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-016
COLUMBIA COUNTY PROPERTY PAGE 1 of 2

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 51 | LOG 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 14 | PREFIN MT 100 | |
| Interior Wall | 06 | CUST PANEL 100 | |
| Interior Floor | 14 | CARPET 90 | |
| Interior Floor | 12 | HARDWOOD 10 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 3 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 1. | 1. 100 | |
| Architectural Units | 05 | CONV 100 | 0 100 |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 06 | 06 | |
| 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 |
| BAS | 1,964 | 100 | |
| FOP | 16 | 30 | |
| FOP | 576 | 30 | |
| UDG | 320 | 55 | |
| UDG | 720 | 55 | |
| TOTALS | 3,596 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2021 | | | | | | | | |
| | | | | Heated Area: 1964 | | | HX Base Yr 2021 | | | | |



| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 423,434 |
| TOTAL MARKET OB/XF VALUE | | 3,822 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 577,256 |
| SOH/AGL Deduction | | 166,599 |
| ASSESSED VALUE | | 410,657 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 359,246 |
| TOTAL JUST VALUE | | 577,256 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 570,390 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000046446 | Roof Replacement | 15,000 | 02/03/2023 |
| 000041502 | New Residential C | 160,000 | 03/11/2021 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1267/0579 | 12/20/2013 | WD Q | Q | I | 01 | 380,000 |

GRANTOR: RICHARD G & CAROL ANN
GRANTEE: LAURA L SLONE & ROB

| EXTRA FEATURES | | 296 SW BLUFF DR, FORT WHITE | |
|----------------|------------|-----------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0180 | FPLC 1STRY | 0 100 |
| 2 | 0261 | PRCH, UOP | 0 100 |
| 3 | 0084 | DOCK-RIVER | 0 100 |

| 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 | 0180 | FPLC 1STRY | 0 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0261 | PRCH, UOP | 0 100 | 9 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 0084 | DOCK-RIVER | 0 100 | 0 | 0 | 228.00 | UT | 14.50 | 14.50 | 100 | 2008 | 2008 | 3 | 40 | 1,322 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[ORIG=0,0] W20 S42 E38 N10 N4 E4 S4 E26 N20 W48 N12 \$ | |
| UDG=[ORIG=0,-30] N24 W30 S24 E30 \$ | |
| FOP=[ORIG=48,12] N12 W48 S12 E48 \$ | |
| UDG=[ORIG=20,-30] E20 N16 W20 S16 \$ | |
| FOP=[ORIG=18,32] E4 N4 W4 S4 \$ | |
| BAS=[YR=2022;SECTION=2;ORIG=81,-47] S24 E30 N24 W30 \$ | |
| FOP=[YR=2022;SECTION=2;ORIG=81,-23] S6 E35 N6 W35 \$ | |
| UCP=[YR=2022;SECTION=2;ORIG=80,-10] S30 E35 N30 W35 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,822 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | A-1 | 0.00 | 0.00 | 200.00 | FF | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 150,000 | | | | | | | |

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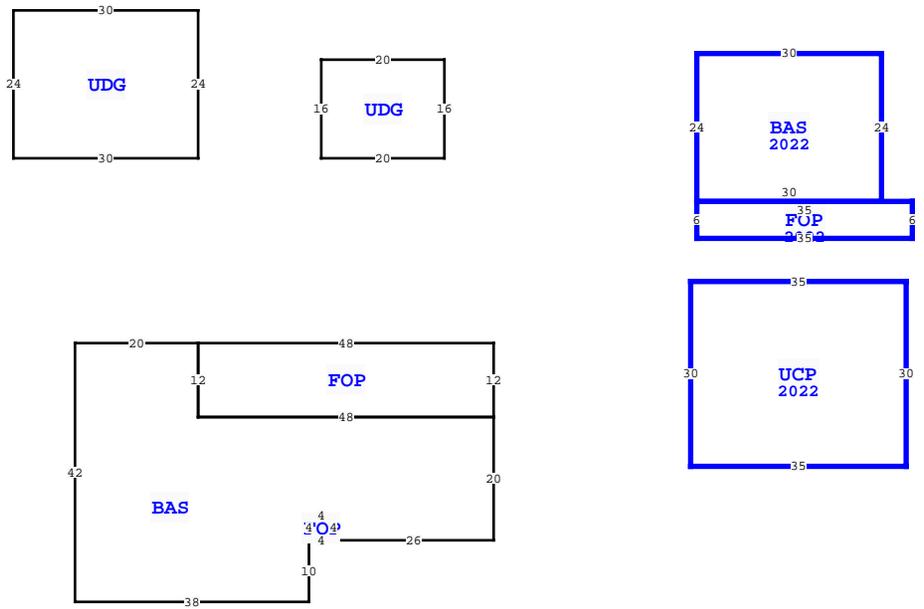
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18-7S-16-04236-016

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|--------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 1 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 06 | 06 | |
| 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 |
| BAS | 720 | 100 | 2022 |
| FOP | 210 | 30 | 2022 |
| UCP | 1,050 | 20 | 2022 |
| TOTALS | 1,980 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | PILING | 100% | - | 2022 | | | | | | |
| | | | | Heated Area: | 720 | | | HX Base Yr | 2021 | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 423,434 | |
| TOTAL MARKET OB/XF VALUE | | 3,822 | |
| TOTAL LAND VALUE - MARKET | | 150,000 | |
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| SALES DATA | | | | | | |
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| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1267/0579 | 12/20/2013 | WD | Q | I | 01 | 380,000 |
| GRANTOR: RICHARD G & CAROL ANN | | | | | | |
| GRANTEE: LAURA L SLONE & ROB | | | | | | |

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

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS=[ORIG=0,0] W20 S42 E38 N10 N4 E4 S4 E26 N20 W48 N12 \$ | |
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| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |