

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

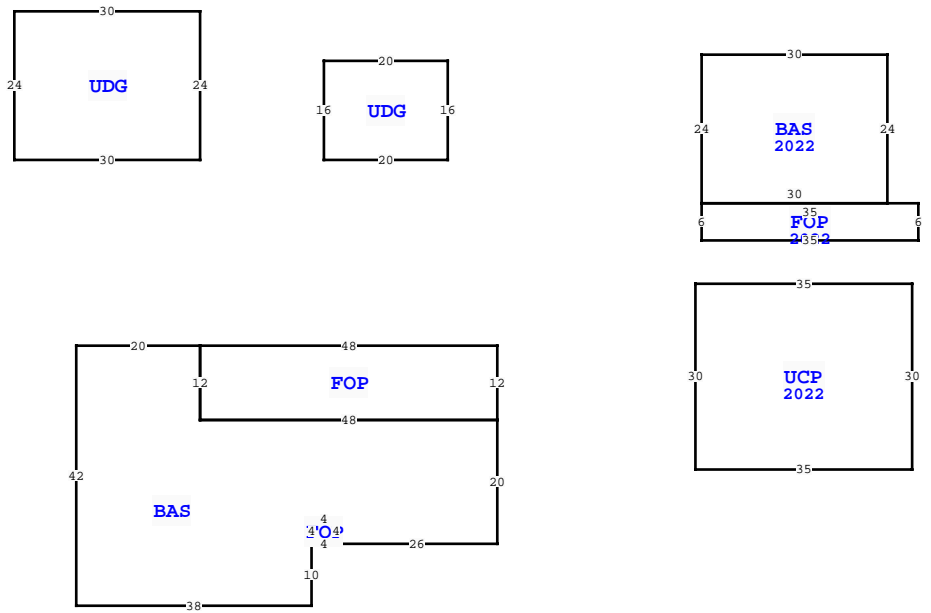
SLONE LAURA L/MCFARLIN ROBERT B
296 SW BLUFF DR
FORT WHITE, FL 32038

2026

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

ELEMENT	CD	CONSTRUCTION
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	1.100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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		409,895	1986	1986	0	0	35.00	65.00
Heated Area: 1964 HX Base Yr 2021												



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
06 06	0100 SINGLE FAMILY		18716.010 1.00/
TOTALS		3,596	2,714 266,432

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
296 SW BLUFF DR, FORT WHITE							

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	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		415,020
TOTAL MARKET OB/XF VALUE		3,822
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		568,842
SOH/AGL Deduction		158,185
ASSESSED VALUE		410,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,246
TOTAL JUST VALUE		568,842
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						

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							

