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

2027

18-7S-16-04236-016

BUILDING CHARACTERISTICS

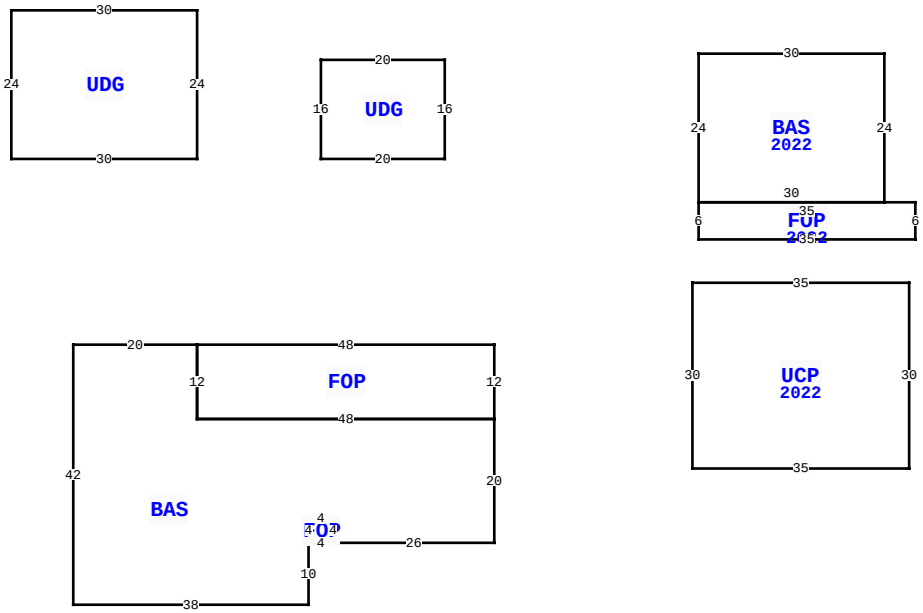
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100		1,964	189,358
FOP	16	30		5	482
FOP	576	30		173	16,680
UDG	320	55		176	16,969
UDG	720	55		396	38,180
TOTALS	3,596			2,714	261,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	134.8494	148.33	402,568	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1964 HX Base Yr 2021



296 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	410,257
TOTAL MARKET OB/XF VALUE	3,822
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	564,079
SOH/AGL Deduction	141,102
ASSESSED VALUE	422,977
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	371,566
TOTAL JUST VALUE	564,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,842

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	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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,822

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	200.00	FF		1.00	1.00	1.00	750.00	750.00	150,000							

REVIEW DATE 01/14/2022 BY TW Total Acres: 2.10 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 11/17/2026 BY SYS

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

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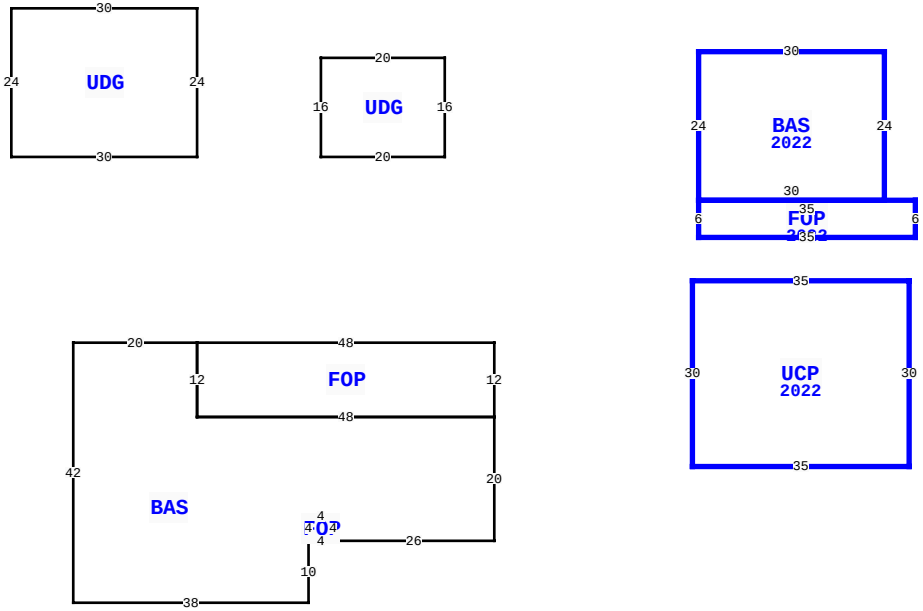
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	107,737
FOP	210	30	2022	63	9,427
UCP	1,050	20	2022	210	31,424
TOTALS	1,980			993	148,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	993	127.7640	155.87	154,779	2021	2021	0	0	0	4.00	96.00

1 SFR PILING 100% - 2022 Heated Area: 720 HX Base Yr 2021



296 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2022 BY TW Total Acres: 2.10 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 11/17/2026 BY SYS