LOT 41 UNIT 1 CEDAR SPRING SHORE
486-718, LE 1393-1992, DC 1393-1

WHEATON DOROTHY M
272 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-018

BUILDING CHARACTERISTICS

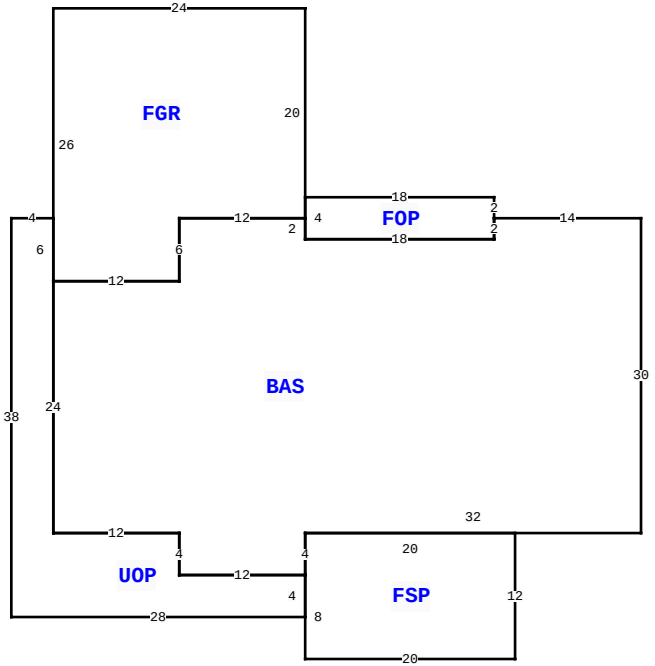
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,620	100		1,620	122,474
FGR	552	55		304	22,983
FOP	72	30		22	1,663
FSP	240	40		96	7,258
UOP	296	20		59	4,460
TOTALS	2,780			2,101	158,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	105.7320	116.31	244,367	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1620 HX Base Yr



272 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	520	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0070	CARPORT UF	0	100	16	24	384.00	UT	2.00	2.00	100	1993	1993	3	100	768	
4	0296	SHED METAL	0	100	16	20	320.00	UT	3.00	3.00	100	1993	1993	3	100	960	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0084	DOCK-RIVER	0	100	0	0	304.00	UT	14.50	14.50	100	2008	2008	3	40	1,763	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,839
TOTAL MARKET OB/XF VALUE		5,311
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		239,150
SOH/AGL Deduction		89,292
ASSESSED VALUE		149,858
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		43,447
TOTAL JUST VALUE		239,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055589	Remodel	12,792	05/04/2026
000054399	Roof Replacement	17,900	11/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1992	9/03/2019	LE	U	I	14	100

GRANTOR: DOROTHY M WHEATON (EN

GRANTEE: JAMES D WHEATON & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N2 W18 S4 E18N2$ S2 W18 N2 FGR= N20 W24 S26 E12 N6 E12$ W12 S6 W12 UOP= N6 W4 S38 E28 N4 W12 N4W12 N24$ S24 E12 S4 E12 FSP= S8 E20 N12 W20 S4$ N4 E32 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,311

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 11/17/2025 BY chuck Total Acres: 1.09 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS