

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

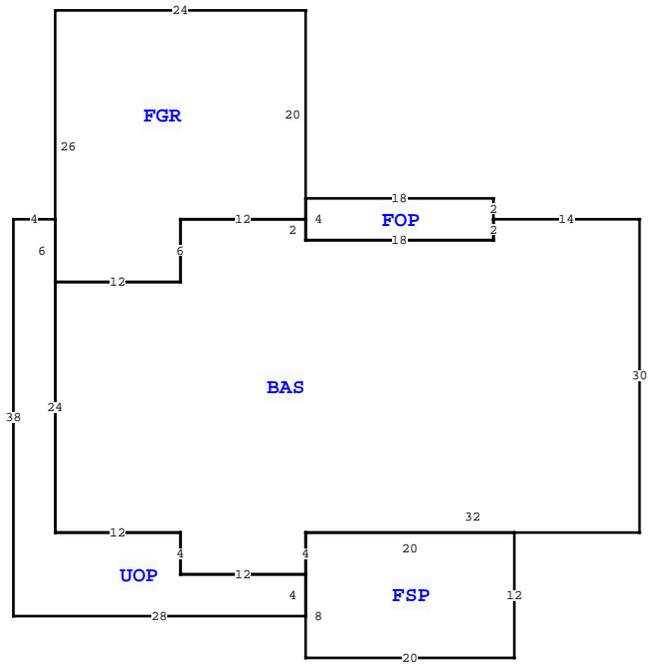
WHEATON DOROTHY M  
272 SW BLUFF DR  
FORT WHITE, FL 32038

**2026**

18-7S-16-04236-018  
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	03 100				
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	126,918
FGR	552	55		304	23,817
FOP	72	30		22	1,724
FSP	240	40		96	7,521
UOP	296	20		59	4,622
TOTALS	2,780			2,101	164,602

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	120.53	253,234	1988	1988	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1620 HX Base Yr														



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	164,602	
TOTAL MARKET OB/XF VALUE	5,311	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	244,913	
SOH/AGL Deduction	99,420	
ASSESSED VALUE	145,493	
TOTAL EXEMPTION VALUE	106,411	
BASE TAXABLE VALUE	39,082	
TOTAL JUST VALUE	244,913	
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

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

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\$.	

EXTRA FEATURES																	
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	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	

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
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							