LOT 10 UNIT 2 CEDAR SPRING SHORE
422-310, 662-64, 984-207, 989-16

STELZNER KURT FREDERICK/STELZNER JEANINE RANKIN
768 SE BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-023

BUILDING CHARACTERISTICS

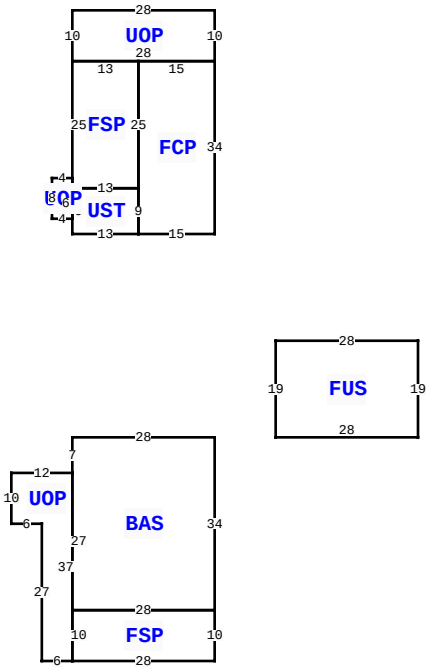
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	952	100		952	94,471
FCP	510	25		128	12,702
FSP	280	40		112	11,114
FSP	325	40		130	12,901
FUS	532	100		532	52,792
UOP	32	20		6	595
UOP	280	20		56	5,557
UOP	282	20		56	5,557
UST	117	45		53	5,260
TOTALS	3,310			2,025	200,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,025	135.5624	165.39	334,915	1983	1983	0	0	0	40.00	60.00

1 SFR PILING 100% - 2021 Heated Area: 1484 HX Base Yr 2021



768 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	0084	DOCK-RIVER	0	100	21	21	441.00	UT	14.50	14.50	100	1983	1983	3	40	2,558	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	100	14	20	280.00	UT	3.00	3.00	100	1993	1993	3	100	840	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,949
TOTAL MARKET OB/XF VALUE		5,498
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		281,447
SOH/AGL Deduction		128,207
ASSESSED VALUE		153,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,829
TOTAL JUST VALUE		281,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045698	Electrical Servic	0	10/18/2022
000041607	Electrical Servic	0	03/26/2021
31097	MAINT/ALTR	35	05/31/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/2763	4/16/2004	WD	Q	I		232,000
GRANTOR: MARY CORNETT						
GRANTEE: KURT FREDERICK & JE						
0995/0880	9/03/2003	WD	Q	I		171,000
GRANTOR: DONALD M & JOSEPHINE						
GRANTEE: MARY CORNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S7 UOP= W12 S10 E6S27 E6N37$ S27 FSP= S10 E28 N10 W28$ E28 N34$ PTR=E40 FUS= N19 W28 S19 E28$ W40$ PTR= N40 FCP= N34 UOP= N10W28 S10 E28$ W15 FSP= W13 S25 E13 N25$ S25 UST= W13 UOP= N2 W4 S8 E4 N6$ S9 E13 N9$ S9 E15$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 5,498

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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 09/14/2021 BY JB Total Acres: 1.05 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS