

LOT 12 CEDAR SPRING SHORES UNIT  
631-444, 796-1665, WD 1161-2031,

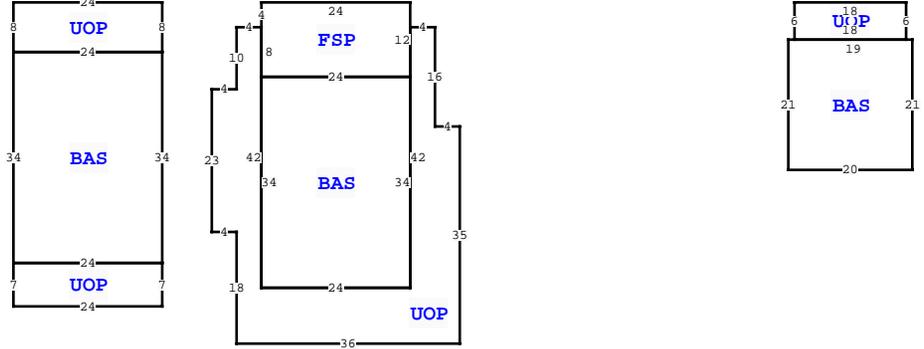
SHANDER KARYN/REDING CHARLOTTE  
911 NW 125TH DR  
NEWBERRY, FL 32669

**2026**

18-7S-16-04236-024  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 70
Exterior Wall	17 MSNRY STUC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	18716.010 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	PILING	0%	- 2022								Heated Area: 2052	
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			362,359
TOTAL MARKET OB/XF VALUE			12,492
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			449,851
SOH/AGL Deduction			0
ASSESSED VALUE			449,851
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			449,851
TOTAL JUST VALUE			449,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,310

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	62,579
BAS	816	100		816	121,581
BAS	816	100		816	121,581
FSP	288	40		115	17,134
UOP	108	20		22	3,278
UOP	168	20		34	5,066
UOP	192	20		38	5,662
UOP	856	20		171	25,479
<b>TOTALS</b>	<b>3,664</b>			<b>2,432</b>	<b>362,359</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052904	Roof Replacement	5,500	04/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/615	9/30/2021	WD	Q	I	01	440,000

GRANTOR: JEFFERSON LISA J	GRANTEE: SHANDER KARYN					
1357/2178	2/19/2018	QC	U	I	11	100
GRANTOR: ANDREAS KERNER	GRANTEE: LISA JEFFERSON					

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	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0200	GARAGE F	0	0	22	484.00	UT	20.00	20.00	100	1980	1980	3	100	9,680	
3	0084	DOCK-RIVER	0	0	14	140.00	UT	14.50	14.50	100	1980	1980	3	40	812	

EXTRA FEATURES													
728 SW BLUFF DR, FORT WHITE													
TOTAL OB/XF 12,492													

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

BUILDING NOTES						

BUILDING DIMENSIONS						
FSP= W24 S4 UOP= W4 S10 W4 S23 E4S18 E36 N35 W4 N16 W4 S42 W24N42\$ S8 BAS= S34 E24 N34 W24\$ E24 N12\$ PTR=W40 UOP= W24 S8 BAS= S34 UOP= S7 E24 N7 W24\$ E24 N34 W24\$ E24 N8\$E40\$ PTR=E80 UOP= W18 S6 BAS= W1 S21 E20 N21 W19\$ E18 N6\$ W80\$.						

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							