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

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

2027

18-7S-16-04236-024

BUILDING CHARACTERISTICS

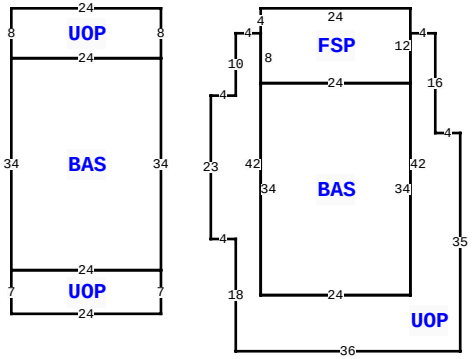
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	61,076
BAS	816	100		816	118,661
BAS	816	100		816	118,661
FSP	288	40		115	16,723
UOP	108	20		22	3,199
UOP	168	20		34	4,944
UOP	192	20		38	5,526
UOP	856	20		171	24,867
TOTALS	3,664			2,432	353,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,432	140.2327	171.08	416,067	1980	2010	0	0	0	15.00	85.00

1 SFR PILING 0% - 2022 Heated Area: 2052 HX Base Yr



728 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	353,657
TOTAL MARKET OB/XF VALUE	12,492
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	441,149
SOH/AGL Deduction	0
ASSESSED VALUE	441,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,149
TOTAL JUST VALUE	441,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,149

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						

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$.

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	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	22	484.00	UT	20.00	20.00	100	1980	1980	3	100	9,680	
3	0084	DOCK-RIVER	0	0	14	10	140.00	UT	14.50	14.50	100	1980	1980	3	40	812	

LAND DESCRIPTION

TOTAL OB/XF 12,492

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

REVIEW DATE 04/28/2025 BY chuck Total Acres: 1.06 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS