LOT 24 & N 1/2 OF LOT 25 CEDAR SPRING SHORES UNIT 2.

LOMAX GEORGE E JR
626 SW BLUFF DRIVE
FORT WHITE, FL 32038

2027

18-7S-16-04236-030

BUILDING CHARACTERISTICS

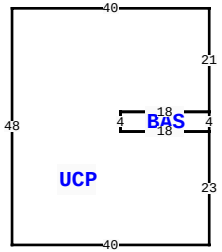
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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/

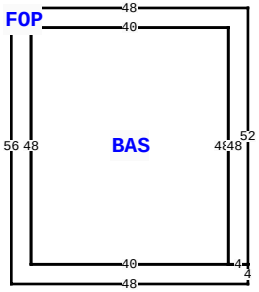
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	5,293
BAS	1,920	100		1,920	141,131
FOP	768	30		230	16,906
UCP	1,848	20		370	27,197
TOTALS	4,608			2,592	190,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,592	100.4160	122.51	317,546	1993	1993	0	0	0	40.00	60.00

1 SFR PILING 100% - 0 Heated Area: 1992 HX Base Yr





626 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	0296	SHED METAL	0	100	8	102	280.00	UT	3.00	3.00	100	1993	1993	3	100	840	
2	0084	DOCK-RIVER	0	100	8	10	80.00	UT	14.50	14.50	100	1993	1993	3	40	464	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	12.00	12.00	100	2008	2008	3	100	1,152	
4	0030	BARN,MT	0	0	24	32	768.00	UT	11.00	11.00	100	2008	2008	3	100	8,448	
5	0296	SHED METAL	0	100	24	11	264.00	UT	11.00	11.00	80	2008	2008	3	80	2,323	
6	0070	CARPORT UF	0	100	24	21	504.00	UT	2.00	2.00	80	2008	2008	3	80	806	
7	0294	SHED WOOD/	0	100	8	10	80.00	UT	12.00	12.00	100	2008	2008	3	100	960	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,528
TOTAL MARKET OB/XF VALUE		14,993
TOTAL LAND VALUE - MARKET		95,625
TOTAL MARKET VALUE		301,146
SOH/AGL Deduction		121,301
ASSESSED VALUE		179,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,434
TOTAL JUST VALUE		301,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045823	Roof Replacement	0	11/01/2022
002370	SFR	38,000	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0059	10/14/2014	WD	U	I	11	100
GRANTOR: GEORGE E LOMAX JR & G						
GRANTEE: GEORGE E LOMAX JR						
0556/0187	1/01/1985	WD	Q	V	01	25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N48 W40 S48 E40$ FOP= W40 N48 E40 S48 E4 N52 W48 S56E48 N4 W4$ PTR=N80 UCP= N23 BAS= N4 W18 S4 E18$ W18 N4 E18 N21 W40 S48 E40$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 14,993

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	0.85	750.00	637.50	63,750							
2	0020	C	VAC/WATER	100		A-1	58.00	0.00	50.00	FF		1.00	1.00	0.85	750.00	637.50	31,875							

REVIEW DATE 06/13/2023 BY jerry Total Acres: 0.00 Total Land Value: 95,625 Market: 0 Agricultural: 0 Common: 95,625 PRINTED 11/17/2026 BY SYS