

THE S1/2 OF LOT 25 & LOT 32 CEDA
UNIT 2 & A PART OF LOT 33 BEING
BEG NE COR LOT 33, RUN S ALONG E

TERRY REGINALD G/TERRY DEBORAH A
582 SW BLUFF DR
FORT WHITE, FL 32028

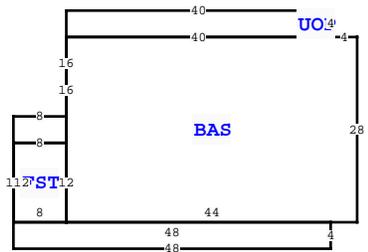
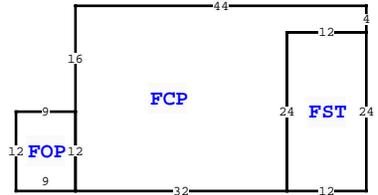
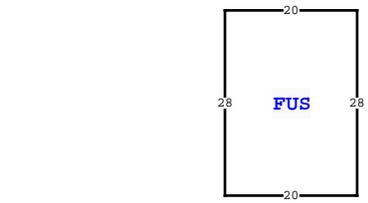
2026

18-7S-16-04236-033



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	06	06	
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
BAS	1,232	100	
FCP	944	25	
FOP	108	30	
FST	96	55	
FST	288	55	
FUS	560	100	
UOP	384	20	
TOTALS	3,612		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	PILING	100%	-	2016						
Heated Area: 1792						HX Base Yr 2016					



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0084	DOCK-RIVER	0	100	14	12	UT	14.50	14.50	100	1988
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2008
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2008
4	0263	PRCH, USP	0	100	16	16	UT	17.00	17.00	100	2008
5	0030	BARN, MT	0	100	0	0	UT	50,400.00	50,400.00	100	2026
6	0166	CONC, PAVMT	0	100	0	0	UT	7,000.00	7,000.00	100	2026
7	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026

TOTAL OB/XF											
69,126											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	100.00	FF	1.00
2	0020	C	VAC/WATER	100		A-1	0.00	0.00	50.00	FF	1.00
3	0020	C	VAC/WATER	100		A-1	0.00	0.00	50.00	FF	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	750.00	750.00	75,000							
1.00	750.00	750.00	37,500							
1.00	750.00	750.00	37,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,997
TOTAL MARKET OB/XF VALUE			69,126
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			433,123
SOH/AGL Deduction			39,678
ASSESSED VALUE			393,445
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			342,034
TOTAL JUST VALUE			433,123
NCON VALUE			63,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054345	Electrical Servic		10/29/2025
000053090	Storage Building	31,000	05/12/2025
000052242	Right-of-Way Acce		02/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/2621	3/08/2016	WD	U	I	11	100

GRANTOR: BURKETT S & ERA LEE N
GRANTEE: REGINALD G & DEBORA
1285/0923 11/25/2014 WD Q I 01 340,000
GRANTOR: BURKETT S JR & ERA LE
GRANTEE: REGINALD G & DEBORA

BUILDING DIMENSIONS											
BAS= W4 UOP= N4 W40 S16 W8 S20 E48 N4 W48 N12 E8 N16 E40\$ W40 S16 FST= W8 S12 E48 N12\$ S12 E44 N28\$ PTR= N30 FUS= N28 W20 S28 E20\$ S30 PTR=E40 FCP= E32 FST= E12 N24 W12 S24\$ N24 E12 N4 W44 S16 FOP= W9 S12 E9 N12\$ S12\$ W40\$.											