

LOTS 33 & 40, CEDAR SPRING SHORE
EX THAT PART OF LOT 33 DESC AS F
AT NE COR LOT 33, RUN S ALONG E

PETERSON GARY/PETERSON MELISSA
538 SW BLUFF DR
FORT WHITE, FL 32038

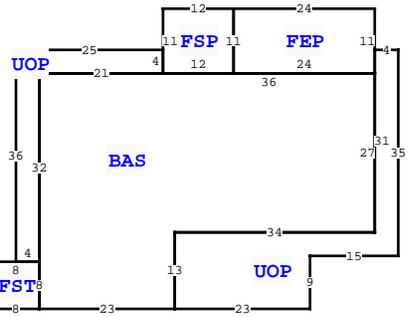
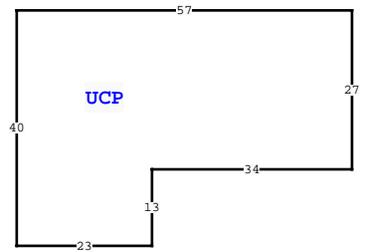
2026

18-7S-16-04236-035
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0808	02	2,696	141.8400	113.47	305,915	1998	1998		0	0	60.00	40.00

1 MH PILING 100% - 2022 Heated Area: 1838 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100		1,838	83,423
FEP	264	85		224	10,167
FSP	132	40		53	2,406
FST	64	55		35	1,588
UCP	1,838	20		368	16,703
UOP	228	25		57	2,587
UOP	483	25		121	5,492
TOTALS	4,847			2,696	122,366

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0084	DOCK-RIVER	0	100	12	192.00	UT	14.50	14.50	100	2008	2008	3	40	1,114	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0100	ELEV. PASS	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	20,000	

EXTRA FEATURES												
538 SW BLUFF DR, FORT WHITE												
TOTAL OB/XF 29,914												

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	0200	C	MBL HM	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	0.00	0.00	50.00	FF		1.00	1.00	0.85	750.00	637.50	31,875							

TOTAL OB/XF 29,914												
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			122,366	
TOTAL MARKET OB/XF VALUE			29,914	
TOTAL LAND VALUE - MARKET			95,625	
TOTAL MARKET VALUE			247,905	
SOH/AGL Deduction			77,591	
ASSESSED VALUE			170,314	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			118,903	
TOTAL JUST VALUE			247,905	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			247,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054441	Generator		11/10/2025
000050567	Roof Replacement	18,984	08/16/2024
13100	PUMP/UTPOL	30	09/24/1997
13068	M H	125	09/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1509	11/22/2019	WD	Q	I	01	235,000

GRANTOR: MARK & JEANINE WESTOV
GRANTEE: GARY & MELISSA PETE
1365/0370 7/19/2018 LE U I 14 100
GRANTOR: MARK & JEANINE WESTOV
GRANTEE: ZACHARY D & NICHOLA

BUILDING NOTES												
BUILDING DIMENSIONS												
UOP= N4 W25 S36 E4 N32 E21\$ BAS= W21 S32 FST= W8 S8 E8 N8\$ S8 E23 UOP= E23 N9 E15 N35 W4 S31 W34 S13\$ N13 E34 N27 W36\$ FSP= E12 FEP= E24 N11 W24 S11\$ N11 W12 S11\$ PTR= N30 UCP= N13 E34 N27 W57 S40 E23\$ S30\$.												