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

**2027**

**18-7S-16-04236-035**

## BUILDING CHARACTERISTICS

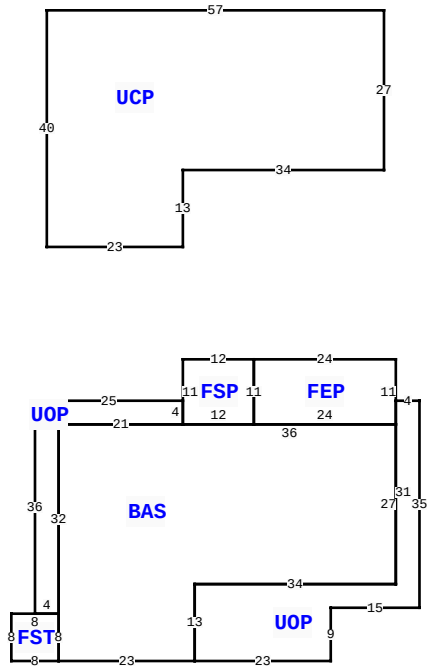
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 07 | 07 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 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 |

## 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 | 0 | 60.00 | 40.00 |

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




538 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 | 122,366 |
| TOTAL MARKET OB/XF VALUE | 29,914 |
| TOTAL LAND VALUE - MARKET | 95,625 |
| TOTAL MARKET VALUE | 247,905 |
| SOH/AGL Deduction | 72,482 |
| ASSESSED VALUE | 175,423 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 124,012 |
| 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$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 2 | 0084 | DOCK-RIVER | 0 | 100 | 12 | 16 | 192.00 | UT | 14.50 | 14.50 | 100 | 2008 | 2008 | 3 | 40 | 1,114 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 600 | |
| 5 | 0100 | ELEV.PASS | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 20,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,914

| 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 | 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 | | | | | | | |

REVIEW DATE 10/07/2024 BY JS Total Acres: 0.00 Total Land Value: 95,625 Market: 0 Agricultural: 0 Common: 95,625 PRINTED 11/17/2026 BY SYS