

LOTS 2, 3 & 4, UNIT 5 CEDAR SPRI  
407-425 THRU 431, 686-522, TR 75

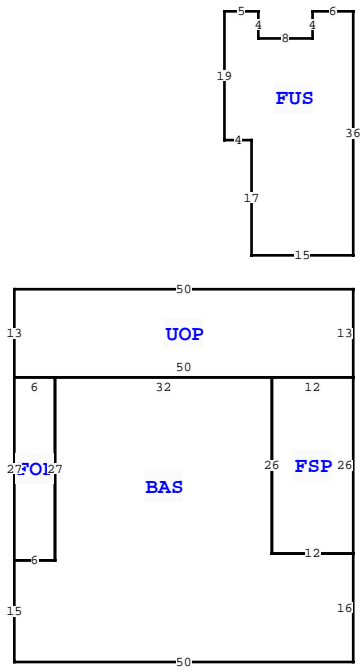
ZETROUER WILLIAM C/ZETROUER KAREN  
1262 SW BLUFF DR  
FORT WHITE, FL 32038

**2026**

18-7S-16-04236-039  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 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
BAS	1,626	100	
FOP	162	30	
FSP	312	40	
FUS	584	100	
UOP	650	20	
TOTALS	3,334		

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%	- 2003							
Heated Area: 2210					HX Base Yr 2003						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	291,845		
TOTAL MARKET OB/XF VALUE	5,400		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	522,245		
SOH/AGL Deduction	182,268		
ASSESSED VALUE	339,977		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	283,566		
TOTAL JUST VALUE	522,245		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	525,720		
LAND:3:1: LOT 4			
LAND:2:1: LOT 3			
SALE:1:1: SALE INCLUDED 3 LOTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054768	Solar Power Syste	15,520	01/05/2026
000053040	Solar Power Syste	43,000	05/07/2025
000050083	Solar Power Syste	57,754	06/10/2024
26640	SFR	973	01/18/2008
20743	TR/TRAILER	75	05/23/2003
19478	M H	125	04/29/2002
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
0880/1033	5/01/1999	WD Q	V
GRANTOR: PAYNE			
GRANTEE: ZETROUER			
0686/0522	3/31/1989	WD U	V
GRANTOR: MISENER			
GRANTEE: PAYNE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= N16 FSP= N26 UOP= N13 W50 S13 E50\$ W12 S26 E12\$ W12 N26 W32 FOP= W6 S27 E6 N27\$ S27 W6 S15 E50\$ PTR= N60 FUS= N36 W6 S4 W8 N4 W5 S19 E4 S17 E15\$ S60\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	300.00	FF		1.00	1.00	1.00	750.00	750.00	225,000							