LOT 8 UNIT 5 CEDAR SPRING SHORES
470-117, WD 1068-1250, WD 1068-1

SOPER STEPHEN A/SOPER CHERYL L
5361 78TH AVENUE
N PINELLAS PARK, FL 33781

2026

18-7S-16-04236-044

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1170 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	87,500
SOH/AGL Deduction	0
ASSESSED VALUE	87,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,500
TOTAL JUST VALUE	87,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41452	NEW POWER SERVICE		03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/277	12/07/2021	WD	Q	I	01	134,000
GRANTOR: JOSLIN ROBERT J						
GRANTEE: SOPER STEPHEN A						
1412/2153	5/29/2020	WD	Q	V	01	75,000
GRANTOR: RICHARD W GARBE						
GRANTEE: ROBERT J JOSLIN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2022	2021		100	5,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 12/20/2021 BY CP Total Acres: 1.59 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/26/2026 BY SYS