LOT 11 UNIT 5 CEDAR SPRING SHORE
460-119, 459-585, 672-348, 672-3

DEPREE WARREN
1130 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-047

BUILDING CHARACTERISTICS

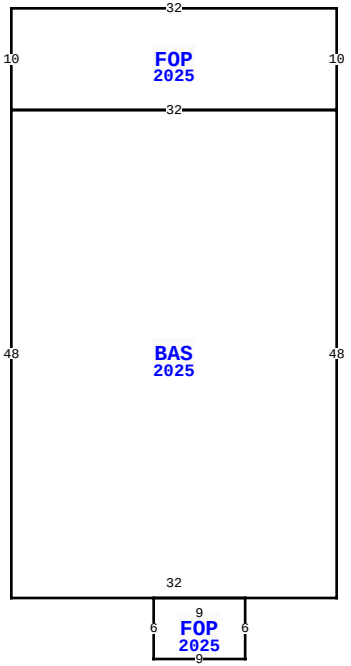
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2025	1,536	207,537
FOP	54	30	2025	16	2,162
FOP	320	30	2025	96	12,971
TOTALS	1,910			1,648	222,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,648	111.8700	136.48	224,919	2024	2024	0	0	0	1.00	99.00

1 SFR PILING 100% - 2025 Heated Area: 1536 HX Base Yr 2025



1130 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	222,670
TOTAL MARKET OB/XF VALUE	12,900
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	310,570
SOH/AGL Deduction	0
ASSESSED VALUE	310,570
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,159
TOTAL JUST VALUE	310,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,570

SALE:1:1: HAS PARTIALLY COMPLETE A FRAME CABIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050414	Storage Building	30,000	07/22/2024
000050204	New Residential C	360,272	06/25/2024
000050200	Right-of-Way Acce		06/25/2024
20585	ADDN SFR	100	04/07/2003
16645	SFR	230	02/24/2000
15601	M H	125	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/155	6/08/2022	WD	U	I	37	175,000
GRANTOR: THE TURNER FAMILY REV						
GRANTEE: DEPREE WARREN						
1315/0044	5/10/2016	WD	U	I	11	100
GRANTOR: MARCUS RANDALL TURNER						
GRANTEE: M RANDALL TURNER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,21] E32 S48 W32 N48 $
FOP=[YR=2025;ORIG=18,11] E32 S10 W32 N10 $
FOP=[YR=2025;ORIG=32,69] E9 S6 W9 N6 $
.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 12,900

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	0100	C	SFR	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 03/02/2026 BY robin Total Acres: 1.64 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS