LOT 13 UNIT 5 CEDAR SPRING SHORE
443-360, 571-719, 875-975, QC 10

HARRIS GARY WAYNE/HARRIS DONALD W
1108 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-049

BUILDING CHARACTERISTICS

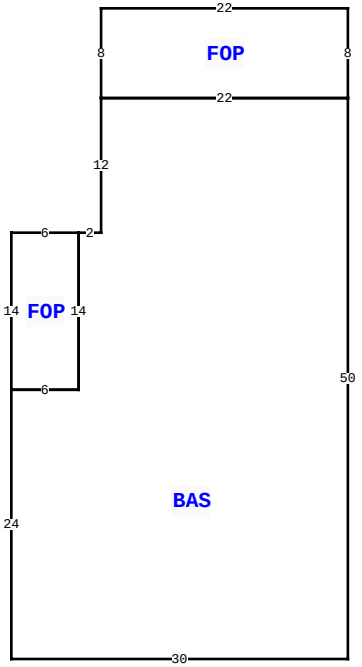
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,320	100		1,320	132,620
FOP	84	30		25	2,512
FOP	176	30		53	5,325
TOTALS	1,580			1,398	140,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,398	109.8000	133.96	187,276	2005	2005	0	0	0	25.00	75.00

2 SFR PILING 100% - 2006 Heated Area: 1320 HX Base Yr 2006



1108 SW BLUFF DR, FORT WHITE

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

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0040	BARN,POLE	0	100	28	32	896.00	UT	3.00	3.00	100	2008	2008	3	100	2,688	
3	0263	PRCH,USP	0	100	24	36	864.00	UT	17.00	17.00	70	2008	2008	3	70	10,282	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,457
TOTAL MARKET OB/XF VALUE		13,070
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		228,527
SOH/AGL Deduction		41,516
ASSESSED VALUE		187,011
TOTAL EXEMPTION VALUE	HX HB 13	187,011
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23048	SFR	445	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2244	6/01/2023	WD	U	I	11	100
GRANTOR: HARRIS DONALD W						
GRANTEE: HARRIS DONALD W						
1030/1899	11/15/2004	QC	Q	I	01	0
GRANTOR: GARY & DELAYNA HARRIS						
GRANTEE: DONALD W & GERALDIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 FOP= N8 W22 S8 E22$ W22 S12 W2 FOP= W6 S14 E6 N14$ S14 W6 S24 E30$.

LAND DESCRIPTION

TOTAL OB/XF 13,070

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 02/19/2024 BY TP Total Acres: 1.94 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS