

LOT 20 UNIT 5 CEDAR SPRING SHORE
365-596, 630-616, 809-2367, 810-

KNUCKLES BOBBY JOE REVOCABLE TRUST UTD MARCH 23 20
1062 BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-052
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	06	CUST PANEL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	
USP	320	35	
TOTALS	720		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	SINGLE FAM	0%	- 2023																							
Heated Area: 400						HX Base Yr																				
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			296,329
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			374,229
SOH/AGL Deduction			0
ASSESSED VALUE			374,229
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			374,229
TOTAL JUST VALUE			374,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052537	Remodel	56,571	03/10/2025
000052471	Roof Replacement	3,512	03/03/2025
000052435	Roof Replacement	12,551	02/26/2025
000052436	Roof Replacement	6,904	02/26/2025
31454	SFR	426	09/16/2013
14699	M H	75	11/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1159	3/23/2022	WD	U	I	11	100
GRANTOR: KNUCKLES BOBBY						
GRANTEE: KNUCKLES BOBBY JOE						
1453/1909	11/23/2021	WD	U	I	11	0
GRANTOR: MARGARITONDO PETER &						
GRANTEE: KNUCKLES BOBBY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0084	DOCK-RIVER	0	0	10	20	200.00	UT	14.50	100	1980
2	0296	SHED METAL	0	0	10	14	140.00	UT	6.00	100	1993
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2008
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2015

TOTAL OB/XF																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON															
1062 SW BLUFF DR, FORT WHITE																										
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BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N20 USP= N16 W20 S16 E20\$ W20 S20 E20\$.	

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	DPH 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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

