LOT 28 UNIT 5 CEDAR SPRING SHORES.

CREEL GREGORY
1006 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-058

BUILDING CHARACTERISTICS

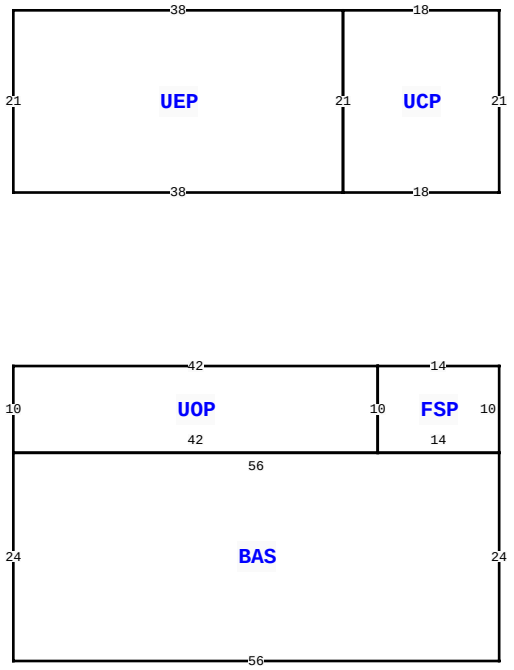
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,344	100		1,344	50,706
FSP	140	40		56	2,113
UCP	378	20		76	2,867
UEP	798	70		559	21,090
UOP	420	25		105	3,962
TOTALS	3,080			2,140	80,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0808	02	2,140	117.9000	94.32	201,845	2000	2000	0	0	0	60.00	40.00

1 MH PILING 100% - 2001 Heated Area: 1344 HX Base Yr 2001



1006 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,738
TOTAL MARKET OB/XF VALUE	4,680
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	160,418
SOH/AGL Deduction	30,328
ASSESSED VALUE	130,090
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	78,679
TOTAL JUST VALUE	160,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049553	Electrical Servic	0	04/04/2024
37721	MAINT/ALTR	75	02/06/2019
16597	M H	125	05/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0894/2162	1/06/2000	WD	Q	V		27,000

GRANTOR: STEPHEN C & DONNA COX

GRANTEE: GREGORY CREEL

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W14 UOP= W42 S10 E42 N10$ S10 E14$ BAS= W56 S24 E56 N24$ PTR= N30 UCP= N21 W18 UEP= W38 S21 E38 N21$ S21 E18$ S30$.

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	0296	SHED METAL	0	100	20	12	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	0200	C	MBL HM	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.64 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS