LOT 31 UNIT 5 CEDAR SPRING SHORES.

HORNE G PORTER/HORNE CAROL R
913 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-060

BUILDING CHARACTERISTICS

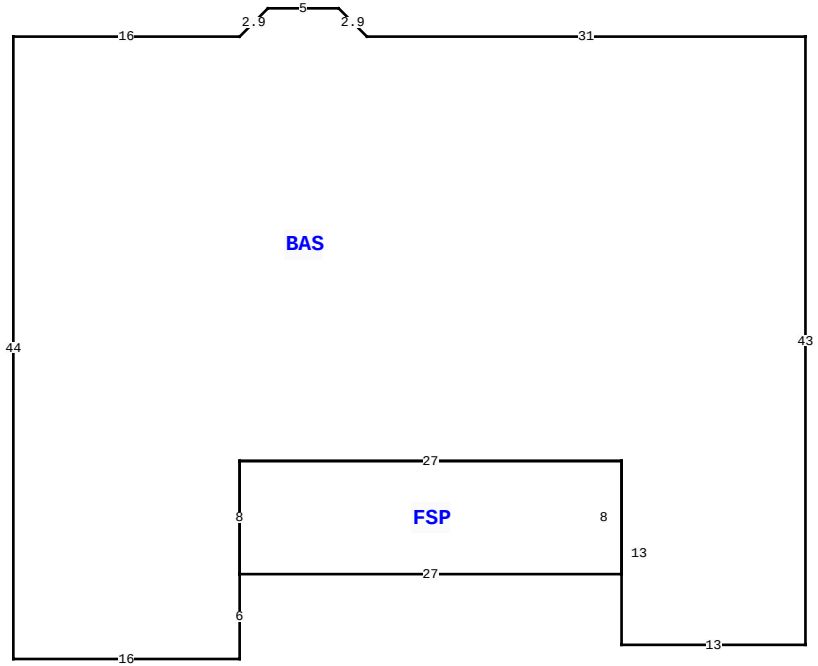
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,087	100		2,087	241,751
FSP	216	40		86	9,962
TOTALS	2,303			2,173	251,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	118.6500	130.52	283,620	2016	2016	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2017 Heated Area: 2087 HX Base Yr 2017



913 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,800
TOTAL MARKET VALUE		275,513
SOH/AGL Deduction		97,470
ASSESSED VALUE		178,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,632
TOTAL JUST VALUE		275,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33806	SFR	641	03/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2771	2/19/2016	WD	U	V	30	3,100
GRANTOR: PORTER G HORNE						
GRANTEE: PORTER G & CAROL R						
1307/0490	12/22/2015	WD	U	V	30	100
GRANTOR: GERALDINE DAVIS F/K/A						
GRANTEE: PORTER G HORNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 L2 U2 W5 D2 L2 W16 S44 E16 N6 FSP= E27 N8 W27 S8$ N8 E27 S13 E13 N43$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	0.85	28,000.00	23,800.00	23,800							

REVIEW DATE 08/23/2016 BY HC Total Acres: 1.05 Total Land Value: 23,800 Market: 0 Agricultural: 0 Common: 23,800 PRINTED 11/17/2026 BY SYS