

LOT 45 UNIT 5 CEDAR SPRING  
SHORES. ORB 367-642, 647-630,  
QC 1016-2062, QC 1016-2064,

SOLOMON HARRIS K/BARRY KATHARINE S  
2665 NE 26TH TERRACE  
FT LAUDERDALE, FL 33306

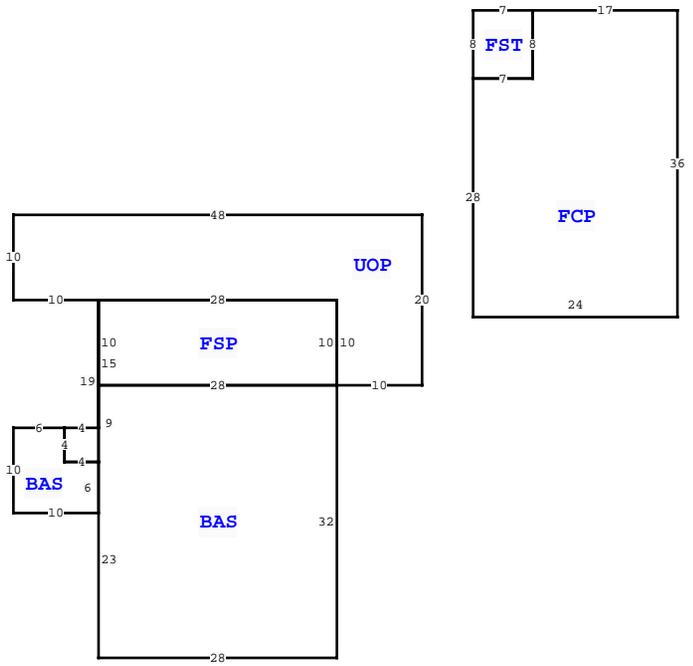
2026

18-7S-16-04236-069



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	07	07	
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
BAS	84	100	
BAS	896	100	
FSP	808	25	
FSP	280	40	
FST	56	55	
UOP	596	20	
TOTALS	2,720		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	PILING	0% - 0		224,787	1991	2000	0	0	31.25	68.75
Heated Area: 980 HX Base Yr											



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VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		154,541	
TOTAL LAND VALUE - MARKET		3,647	
TOTAL MARKET VALUE		75,000	
SOH/AGL Deduction		233,188	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		233,188	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		233,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051704	Additions	175,000	11/21/2025
000048163	Additions	306,700	09/15/2023
31541	MAINT/ALTR	35	10/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/2373	6/08/2004	WD	Q	I	01	170,000
GRANTOR: THOMAS R.G.						
GRANTEE: SOLOMON HARRIS K						
1016/2064	5/17/2004	QC	Q	I	04	5,500
GRANTOR: ALDAY, ROBERTS, MCDUFFI						
GRANTEE: R G THOMAS						

EXTRA FEATURES		862 SW BLUFF DR, FORT WHITE														
L N	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	0084	DOCK-RIVER	0	0	0	284.00	UT	14.50	14.50	100	1991	1991	3	40	1,647	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	

LAND DESCRIPTION		TOTAL OB/XF 3,647																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N32 UOP= E10 N20 W48 S10 E10 S15 W4 S4 E4 N19 E28 S10\$ FSP= N10 W28 S10 E28\$ W28 S9 BAS= W4 N4 W6 S10 E10 N6\$ S23 E28\$ PTR= N40 E40 FCP= N36 W17 FST= W7 S8 E7 N8\$ S8 W7 S28 E24\$ S40 W40\$.	