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

2027

18-7S-16-04236-069

BUILDING CHARACTERISTICS

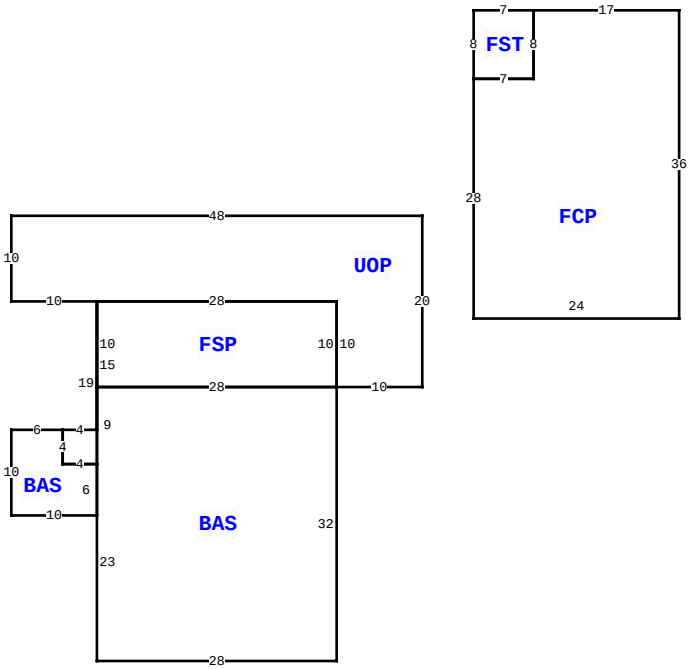
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	8,990
BAS	896	100		896	95,893
FCP	808	25		202	21,618
FSP	280	40		112	11,987
FST	56	55		31	3,318
UOP	596	20		119	12,736
TOTALS	2,720			1,444	154,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,444	127.6000	155.67	224,787	1991	2000	0	0	0	31.25	68.75

1 SFR PILING 0% - 0 Heated Area: 980 HX Base Yr



862 SW BLUFF DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

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						

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$.

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	0084	DOCK-RIVER	0	0	0	0	284.00	UT	14.50	14.50	100	1991	1991	3	40	1,647	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,647

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

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.30 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS