LOT 49 UNIT 5 CEDAR SPRING
SHORES. 368-340, WD 1358-1210,

MCGAHA LOHAN D SUPPLEMENTAL NEEDS TRUST
2628 ROSEWOOD CT
ORANGE PARK, FL 32065

2027

18-7S-16-04236-073

BUILDING CHARACTERISTICS

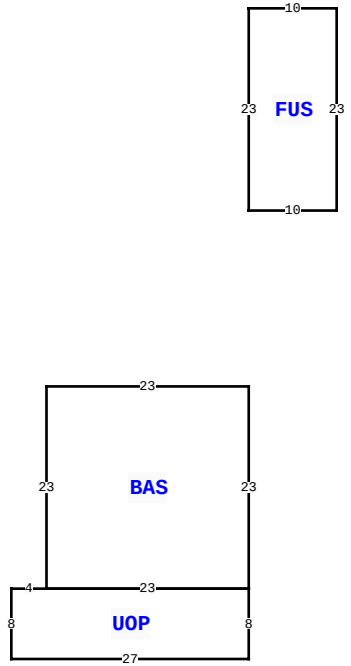
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	529	100		529	29,344
FUS	230	100		230	12,758
UOP	216	20		43	2,385
TOTALS	975			802	44,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	802	75.7786	92.45	74,145	1982	1982	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 759 HX Base Yr



782 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	44,487
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	119,487
SOH/AGL Deduction	0
ASSESSED VALUE	119,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,487
TOTAL JUST VALUE	119,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055855	Roof Replacement	5,700	06/08/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1210	4/24/2018	WD	U	I	11	100

GRANTOR: WILLIAM D MCGAHA

GRANTEE: WILLIAM D MCGAHA AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S23 UOP= W4 S8 E27 N8 W23$ E23 N23$ PTR=N20 FUS= E10 N23 W10 S23$ S20$.

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	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: 1.31 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS