LOTS 41, 42 & 45 CEDAR SPRING SH
362-656, 640-138, 692-322, WD 12

HANTZ JOHN/HANTZ KATHY
877 SW BLUFF DR
FORT WHITE, FL 32038-5029

2027

18-7S-16-04236-117

BUILDING CHARACTERISTICS

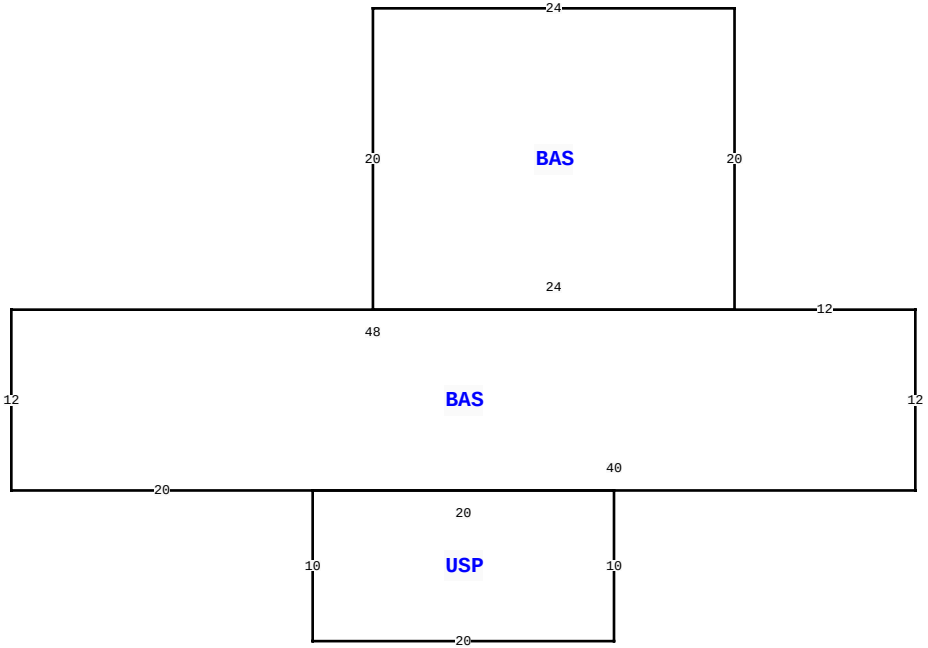
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	480	100		480	7,922
BAS	720	100		720	11,883
USP	200	35		70	1,155
TOTALS	1,400			1,270	20,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,270	68.7735	41.26	52,400	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1200 HX Base Yr



362 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	05/26/2022 MLU
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
1	0294	SHED WOOD/	0	0	11	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
4	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,960
TOTAL MARKET OB/XF VALUE	15,400
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	106,360
SOH/AGL Deduction	0
ASSESSED VALUE	106,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,360
TOTAL JUST VALUE	106,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/559	9/25/2026	WD	Q	I	01	100,000
GRANTOR: MARDIS MICHAEL F						
GRANTEE: HANTZ JOHN						
1520/2726	8/09/2024	LE	U	I	14	100
GRANTOR: MARDIS ROBERT (ENH LI						
GRANTEE: MARDIS MICHAEL F (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N20 W24 S20 E24$ W48 S12 E20 USP= S10 E20N10 W20$ E40 N12$.

LAND DESCRIPTION

TOTAL OB/XF 15,400

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	25,000.00	22,500.00	45,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/14/2015 BY TW Total Acres: 5.73 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS