

LOT 44 CEDAR SPRING SHORES
 REPLAT & ALSO 18 SQ FT BEING
 3' X 6' OF LOT 43 (FOR WELL)

SCHROEDER JAMAL A/BRADLEY FRANCES J
 P O BOX 443
 ALACHUA, FL 32616

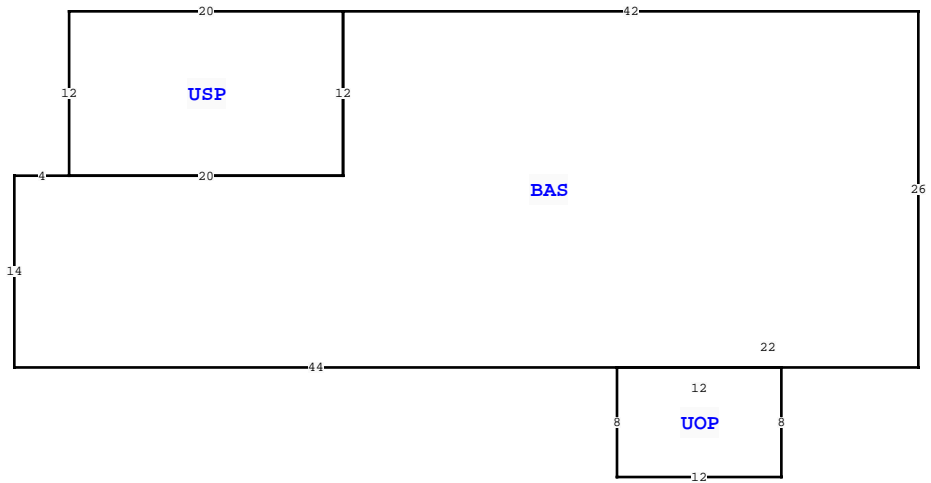
2026

18-7S-16-04236-119



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	50
Exterior Wall	08	WD OR PLY	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories		1.	1. 100
Architectural Units	01	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	1,428	100	
UOP	96	25	
USP	240	35	
TOTALS	1,764		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,536	88.5600	53.14	81,623	1985	1985	0	0	60.00	40.00
1 MOBILE HME		0% - 0	Heated Area: 1428		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,649
TOTAL MARKET OB/XF VALUE			13,952
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			74,601
SOH/AGL Deduction			11,935
ASSESSED VALUE			62,666
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,666
TOTAL JUST VALUE			74,601
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,601
LAND:1:1: 1.45 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0412	3/28/2014	WD	U	I	37	17,500
GRANTOR: FLOYD L FRANKLIN JR						
GRANTEE: JAMAL A SCHROEDER &						
1201/2716	9/24/2010	WD	U	I	16	100
GRANTOR: CLERK OF COURT (FLOYD)						
GRANTEE: FLOYD L FRANKLIN JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	16	23	368.00	UT	1.50	1.50	100
2	0040	BARN, POLE	0	0	24	40	960.00	UT	4.00	4.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100
5	0252	LEAN-TO W/	0	0	9	40	360.00	UT	2.00	2.00	100
6	0252	LEAN-TO W/	0	0	14	40	560.00	UT	2.00	2.00	100

TOTAL OB/XF											
13,952											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W4 S14 E44 UOP= S8 E12 N8 W12\$ E22 N26 W42 S12W20 \$ USP= E20 N12 W20 S12\$.			

LAND DESCRIPTION												TOTAL OB/XF												
13,952																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	28,000.00	28,000.00	28,000							