

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

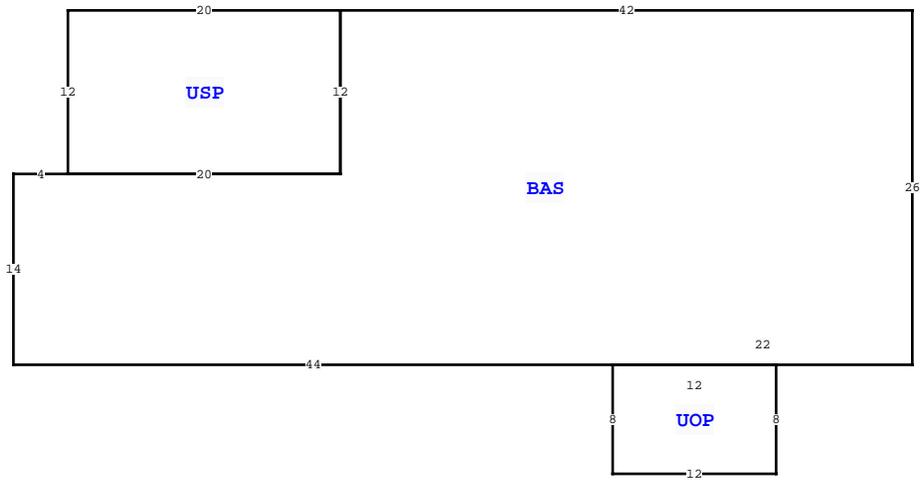
2026

18-7S-16-04236-119



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 50				
08	WD OR PLY 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
1.	1. 100				
01	CONV 100				
	0 100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MKT AREA		02		
18716.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	30,354
UOP	96	25		24	510
USP	240	35		84	1,786
TOTALS	1,764			1,536	32,649

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		25,000	
TOTAL MARKET VALUE		71,601	
SOH/AGL Deduction		8,935	
ASSESSED VALUE		62,666	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		62,666	
TOTAL JUST VALUE		71,601	
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	16	23	368.00	UT	1.50	1.50	100	0	0	3	100	552	
2	0040	BARN, POLE	0	0	24	40	960.00	UT	4.00	4.00	100	2008	2008	3	100	3,840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
5	0252	LEAN-TO W/	0	0	9	40	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
6	0252	LEAN-TO W/	0	0	14	40	560.00	UT	2.00	2.00	100	2008	2008	3	100	1,120	

LAND DESCRIPTION																								
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	25,000.00	25,000.00	25,000							

TOTAL OB/XF											
13,952											

BUILDING NOTES			

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