LOTS 55 & 56 CEDAR SPRING SHORES
391-708, 479-412, 773-1163, 864-

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

2026

18-7S-16-04236-131

BUILDING CHARACTERISTICS

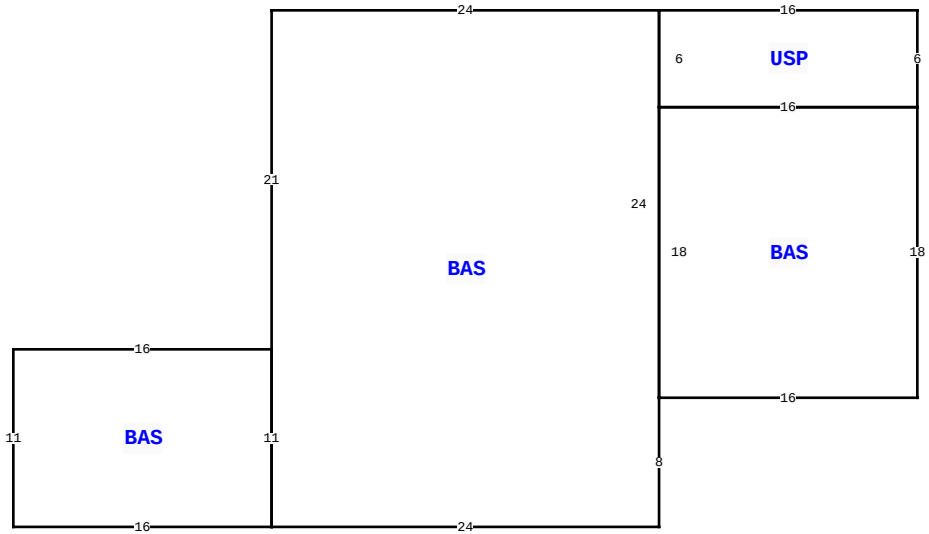
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	176	100		176	14,479
BAS	288	100		288	23,692
BAS	768	100		768	63,179
USP	96	35		34	2,797
TOTALS	1,328			1,266	104,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,266	113.0000	126.56	160,225	1982	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1232 HX Base Yr 2008



877 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
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	0080	DECKING	0	100	8	8	64.00	UT	7.50	7.50	100	0	0	3	100	480	
2	0294	SHED WOOD/	0	100	12	18	216.00	UT	14.00	14.00	100	0	0	3	100	3,024	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,146
TOTAL MARKET OB/XF VALUE		3,504
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		157,650
SOH/AGL Deduction		60,328
ASSESSED VALUE		97,322
TOTAL EXEMPTION VALUE	HX HB SX	97,322
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		157,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053591	Electrical Servic		07/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1172	5/01/2018	WD	Q	V	01	13,500
GRANTOR: JAMES R & DEBRA GIORD						
GRANTEE: JOHN & KATHY HANTZ						
1229/0767	2/03/2012	WD	U	V	37	12,000
GRANTOR: RUSTY & MARIE HAMMER						
GRANTEE: JAMES R & DEBRA GIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S21 BAS= W16 S11 E16 N11$ S11 E24 N8 BAS= E16 N18
USP= N6 W16 S6 E16$ W16 S18$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,504

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	0000	C	VAC RES	100		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 07/22/2025 BY tommy Total Acres: 3.45 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 03/27/2026 BY SYS