LOTS 57, 58, 59 & 67, CEDAR SPRI
REPLAT.

WILLETT JOSHUA B/WILLETT NICOLE MARIE
827 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-132

BUILDING CHARACTERISTICS

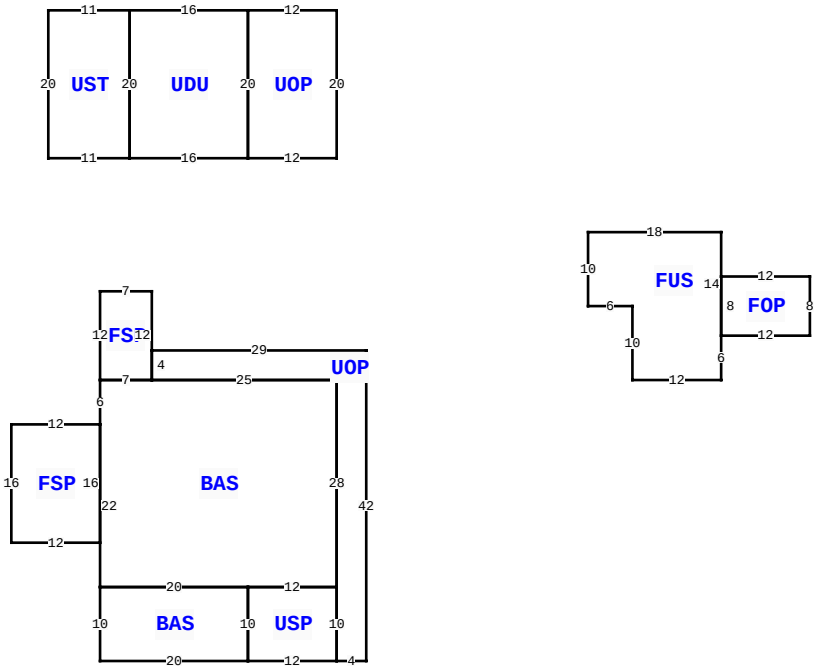
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	200	100		200	16,991
BAS	896	100		896	76,120
FOP	96	30		29	2,464
FSP	84	40		34	2,889
FSP	192	40		77	6,542
FUS	300	100		300	25,487
UDU	320	55		176	14,952
UOP	240	20		48	4,078
UOP	268	20		54	4,588
USP	120	35		42	3,568
TOTALS	2,936			1,955	166,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	118.8148	130.70	255,518	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1396 HX Base Yr 2023



** This building has 11 Sub-Areas

827 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,087
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		268,287
SOH/AGL Deduction		41,165
ASSESSED VALUE		227,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,711
TOTAL JUST VALUE		268,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/818	9/09/2022	WD	Q	I	01	299,900
GRANTOR: ROLAND DANIEL						
GRANTEE: WILLETT JOSHUA B						
1318/0048	6/21/2016	WD	Q	I	01	165,000
GRANTOR: RICHARD A & VICKIE LE						
GRANTEE: DANIEL ROLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N12 W7 S12 E7$ W7 S6 FSP= W12 S16 E12 N16$S22 BAS= S10 E20 N10 W20$ E20USP= S10 E12 N10 W12$ E12 UOP= S10 E4 N42 W29 S4 E25 S28$ N28$ PTR=N30 UOP= N20 W12 S20 UDU= N20 W16 UST= W11 S20 E11 N20$ S20 E16$ E12$ S30 PTR= E40 FUS= E12 N6 FOP= E12 N8 W12S8$ N14 W18 S10 E6 S10 $ W40$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	4.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 12/20/2022 BY CP Total Acres: 6.11 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS