LOT 60 CEDAR SPRING SHORES RE-PL
432-338, DC 780-1753, 820-1655,

ROSE BRIAN E/BENEFIELD NAOMI J
250 SW CARMINE WAY
FORT WHITE, FL 32038

2027

18-7S-16-04236-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 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

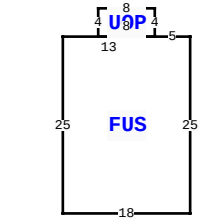
NEIGHBORHOOD/LOC 18716.010 1.00/

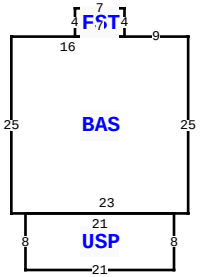
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	71,838
FST	28	55		15	1,724
FUS	450	100		450	51,723
UOP	32	20		6	690
USP	168	35		59	6,781
TOTALS	1,303			1,155	132,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,155	119.4165	131.36	151,721	1979	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2023 Heated Area: 1075 HX Base Yr 2023





250 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,756
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		163,956
SOH/AGL Deduction		1,735
ASSESSED VALUE		162,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,810
TOTAL JUST VALUE		163,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,371

LAND:1:1: 1.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054279	Roof Replacement	6,000	10/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1309	10/07/2022	WD	Q	I	01	165,000
GRANTOR: SHANNON MARGARET L						
GRANTEE: ROSE BRIAN E						
1409/0774	3/25/2020	WD	Q	I	01	120,000
GRANTOR: GINA JOHNSON						
GRANTEE: MARGARET L SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FST= N4 W7 S4 E7 $ W16 S25 E2 USP= S8 E21 N8 W21$ E23 N25$ PTR=N30 FUS= N25 W5 UOP= N4W8 S4 E8$ W13 S25 E18$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 02/08/2023 BY CP Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS