LOT 69 CEDAR SPRING SHORES
REPLAT. ORB 394-637,
JTWRS 869-033, COR DEED 873-

LESTER GARY W/LESTER DARLENE
753 SW BLUFF DRE
FORT WHITE, FL 32038

2027

18-7S-16-04236-144

BUILDING CHARACTERISTICS

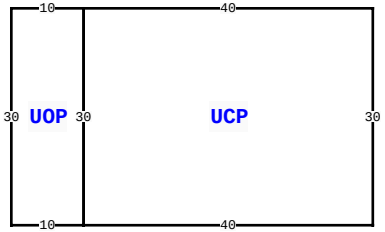
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

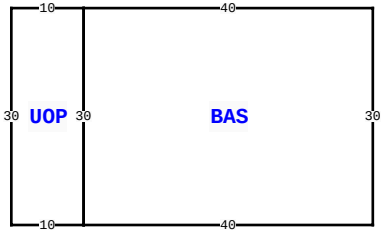
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	95,157
UCP	1,200	20		240	19,031
UOP	300	20		60	4,758
UOP	300	20		60	4,758
TOTALS	3,000			1,560	123,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	96.1200	105.73	164,939	2005	2005	0	0	0	25.00	75.00

3 SINGLE FAM 100% - 2015 Heated Area: 1200 HX Base Yr 2015





753 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	123,704
TOTAL MARKET OB/XF VALUE	8,152
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	159,856
SOH/AGL Deduction	78,929
ASSESSED VALUE	80,927
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,516
TOTAL JUST VALUE	159,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,102

LAND:1:1: 1.58 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14851	M H	125	12/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2786	3/18/2005	WD	Q	V		28,000

GRANTOR: SWANN

GRANTEE: GARY W & DARLENE LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= W10 S30 E10 N30$ S30 E40 N30$ PTR= N30 UCP= N30 W40 UOP= W10 S30 E10 N30$ S30 E40$ 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	12.00	12.00	100	2008	2008	3	100	1,152	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,152

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 07/14/2015 BY TW Total Acres: 1.58 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS