LOT 76 CEDAR SPRING SHORES
RE-PLAT. ORB 796-053, 862-2102
871-2513, WD 1021-2497,

MCFEE LEO III/MCFEE LAURIE
1798 STANTON AVE
LARGO, FL 33770

2026

18-7S-16-04236-151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

697 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	36,400
TOTAL MARKET VALUE	43,400
SOH/AGL Deduction	10,949
ASSESSED VALUE	32,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,451
TOTAL JUST VALUE	43,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,500

LAND:1:1: 1.58 AC.

PRMT:1:1: TVL TRL

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25957	M H	414	06/26/2007
15230	M H	75	03/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1815	5/05/2016	WD	Q	V	01	28,500
GRANTOR: RAYMOND L & COLLEEN M						
GRANTEE: LEO III & LAURIE MC						
1286/1720	12/12/2014	WD	U	I	30	100
GRANTOR: RAYMOND L & COLLEEN M						
GRANTEE: RAYMOND L & COLLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	28,000.00	36,400.00	36,400							

REVIEW DATE 07/14/2015 BY TW Total Acres: 1.58 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 06/10/2026 BY SYS