

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 32,500 <b>TOTAL MARKET VALUE</b> 39,500 <b>SOH/AGL Deduction</b> 7,049 <b>ASSESSED VALUE</b> 32,451 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 32,451 <b>TOTAL JUST VALUE</b> 39,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 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											
DOR CODE		0000 VACANT																													
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																										
<b>TOTALS</b> <b>EXTRA FEATURES</b> 697 SW BLUFF DR, FORT WHITE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/26/2022 MLU																															
L N	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																	
<b>LAND DESCRIPTION</b> L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 25,000.00 32,500.00 32,500																															
<b>LAND DESCRIPTION</b> TOTAL OB/XF 7,000																															
<b>REVIEW DATE</b> 07/14/2015 <b>BY</b> TW Total Acres: 1.58 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 <b>PRINTED 03/25/2026 BY SYS</b>																															

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	I	01	28,500
GRANTOR: RAYMOND L & COLLEEN M						
GRANTEE: LEO III & LAURIE MC						
1286/1720	12/12/2014	WD U	I	I	30	100
GRANTOR: RAYMOND L & COLLEEN M						
GRANTEE: RAYMOND L & COLLEEN						

BUILDING NOTES	

BUILDING DIMENSIONS	