LOT 77 CEDAR SPRING SHORES
RE-PLAT.

HOGUE MARGARET A/HOGUE DENNIS RUSSELL JR
669 SW BLUFF DR
FT WHITE, FL 32038

2027

18-7S-16-04236-152

BUILDING CHARACTERISTICS

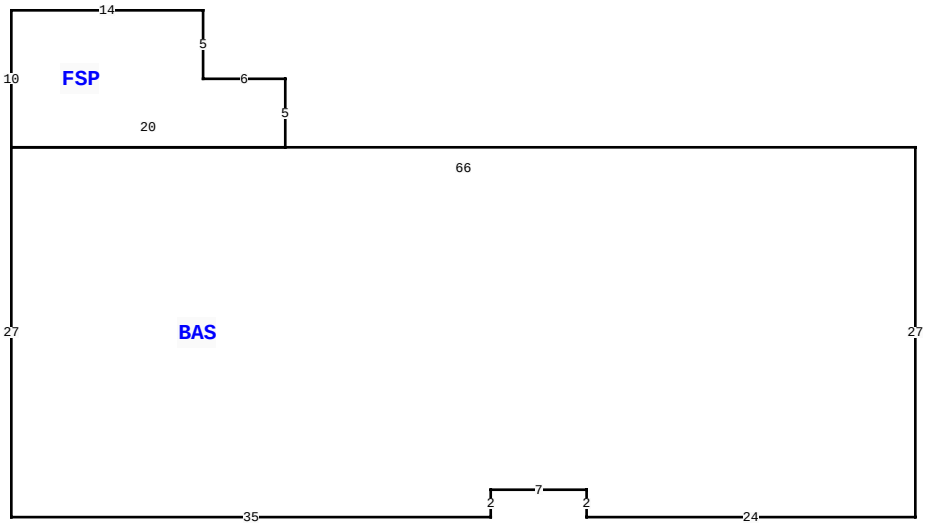
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,768	100		1,768	103,006
FSP	170	40		68	3,962
TOTALS	1,938			1,836	106,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,836	113.9000	105.93	194,487	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1768 HX Base Yr 2004



669 SW BLUFF DR, FORT WHITE

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

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	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,968
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		146,118
SOH/AGL Deduction		66,165
ASSESSED VALUE		79,953
TOTAL EXEMPTION VALUE	HX HB VX VP	61,119
BASE TAXABLE VALUE		18,834
TOTAL JUST VALUE		146,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,270

LAND:1:1: 2.0 AC

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043090	Roof Replacement	10,300	11/03/2021
000041554	Screen Enclosure	13,000	03/19/2021
20875	M H	125	07/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/2338	1/25/2013	WD	U	I	11	100
GRANTOR: MARGARET A HOGUE & DE						
GRANTEE: MARGARET A HOGUE &						
0892/1407	11/16/1999	WD	Q	V		10,500
GRANTOR: HOGGARD						
GRANTEE: GRUND & HOGUE (JTWR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S27 E35 N2 E7 S2 E24 N27 $
FSP=[ORIG=-46,0] N5 W6 N5 W14 S10 E20 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.06	28,000.00	29,750.00	29,750							

REVIEW DATE 11/02/2021 BY HC Total Acres: 2.00 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS