

LOT 89 CEDAR SPRING SHORES
 REPLAT. ORB 451-222, 710-52,
 WD 1054-1120.

BLANFORD MICHAEL LEE/BLANFORD SHERRI PATRICE
 17278 94TH ST N
 LOXAHATCHEE, FL 33470

2026

18-7S-16-04236-164



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									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 25,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 4,064 ASSESSED VALUE 20,936 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,936 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000 LAND:1:1: 1.29 AC									
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											PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1054/1120 8/08/2005 WD Q V CD 69,800 GRANTOR: KRITSAS GRANTEE: BLANFORD															
TOTALS										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	BUILDING NOTES														
EXTRA FEATURES										BUILDING DIMENSIONS																					
LAND DESCRIPTION										TOTAL OB/XF																					
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	1.00	25,000.00	25,000.00	25,000														
REVIEW DATE 05/26/2022 BY MLU Total Acres: 1.29 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 03/24/2026 BY SYS																															