

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 7,064 ASSESSED VALUE 20,936 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,936 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000 LAND: 1:1: 1.29 AC																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1054/1120</td> <td>8/08/2005</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>69,800</td> </tr> </tbody> </table> GRANTOR: KRITSAS GRANTEE: BLANFORD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1054/1120	8/08/2005	WD Q	V			69,800
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1054/1120	8/08/2005	WD Q	V			69,800																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 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																											
																	LAND DESCRIPTION																										
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	28,000.00	28,000.00	28,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.29 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/09/2026 BY SYS																																											