LOT 94 CEDAR SPRING SHORES REPLA
546-508, 1010-1771, QC 1010-1772

DEMARINO DARREN A TRUSTEE OF
THE DARREN A DEMARINO REV TR, 525 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-169

BUILDING CHARACTERISTICS

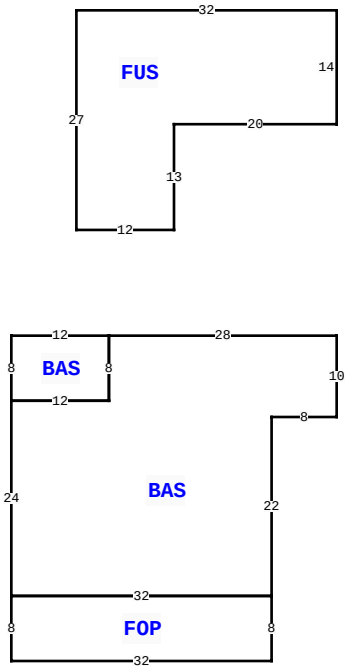
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	96	100		96	9,682
BAS	1,008	100		1,008	101,656
FOP	256	30		77	7,765
FUS	604	100		604	60,913
TOTALS	1,964			1,785	180,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	130.9770	144.07	257,165	1988	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1708 HX Base Yr 2023



525 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	7,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0258	PATIO	0	100	11	17	187.00	UT	3.00	3.00	100	2008	2008	3	100	561	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,016
TOTAL MARKET OB/XF VALUE		10,161
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		218,177
SOH/AGL Deduction		0
ASSESSED VALUE		218,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,766
TOTAL JUST VALUE		218,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32203	MAINT/ALTR	30	08/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2570	5/18/2009	WD	U	I	11	100
GRANTOR: DARREN A DEMARINO						
GRANTEE: DARREN A DEMARINO T						
1079/1346	3/24/2006	WD	Q	I		208,000
GRANTOR: A RICHARD & DORA ANNE						
GRANTEE: DARREN A DEMARINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= W12 S8 E12 N8$S8 W12 S24 FOP= S8 E32 N8 W32$ E32N22 E8 N10$ PTR=N40 FUS= W32 S27 E12 N13 E20 N14$S40$.

LAND DESCRIPTION

TOTAL OB/XF 10,161

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/14/2015 BY TW Total Acres: 1.30 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS