LOT 109 CEDAR SPRING SHORES RE-P
646-739, 646-740, WD 1338-2107,

PETERSON GARY/PETERSON MELISSA
538 SW BLUFF DR
FORT WHITE, FL 32038

2027

18-7S-16-04236-184

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

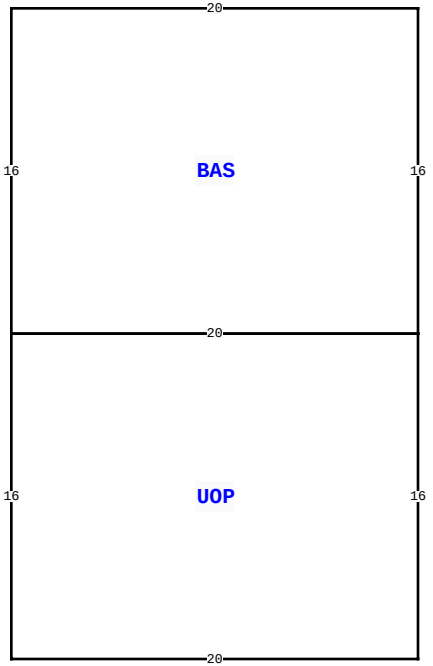
NEIGHBORHOOD/LOC 18716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	9,439
UOP	320	20		64	1,888
TOTALS	640			384	11,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	384	41.2500	45.38	17,426	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 320 HX Base Yr



165 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	05/26/2022 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	0	14	16	224.00	UT	2.00	2.00	100	2008	2008	3	100	448	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	11,327
TOTAL MARKET OB/XF VALUE	4,848
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	59,925
SOH/AGL Deduction	0
ASSESSED VALUE	59,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,925
TOTAL JUST VALUE	59,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042990	Electrical Servic	0	10/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/976	5/24/2021	WD	Q	I	05	84,000
GRANTOR: WILLIAMS PHILIP G						
GRANTEE: PETERSON GARY						
1351/0259	1/04/2018	WD	U	I	11	100
GRANTOR: JANET D MATTHEWS						
GRANTEE: PHILIP G & JOY D WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S16 UOP= S16 E20 N16 W20$ E20 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,848

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	25,000.00	43,750.00	43,750							

REVIEW DATE 01/27/2022 BY JB Total Acres: 3.33 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS