

LOT 112 CEDAR SPRING SHORES & TH
 111 & 112 REPLAT OF CEDAR SPRING
 UNIT 1,2,3,4 & 5 DESC AS: BEG NE

DANEMAN EVE R
 4511 NW 43RD PL
 GAINESVILLE, FL 32606

2026

18-7S-16-04236-187


| 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 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 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>1436/1300</td> <td>10/07/2020</td> <td>LE</td> <td>U</td> <td>V</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: DANEMAN EVE R GRANTEE: DANEMAN EVE R 0801/1193 2/06/1995 WD U V 12 9,000 GRANTOR: I E & ADA MARIE SCHEF GRANTEE: EVE R DANEMAN | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1436/1300 | 10/07/2020 | LE | U | V | 14 | 100 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1436/1300 | 10/07/2020 | LE | U | V | 14 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.12 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/12/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |