LOT 15 SPRING HILLS WEST S/D.
PB 906-1074, PR 931-966, 932-273

CRUZ CHRISTIE ANN/FERNANDEZ ANDRES JOSE
281 SW MERCIFUL PL
FORT WHITE, FL 32038

2027

36-5S-15-00484-115

BUILDING CHARACTERISTICS

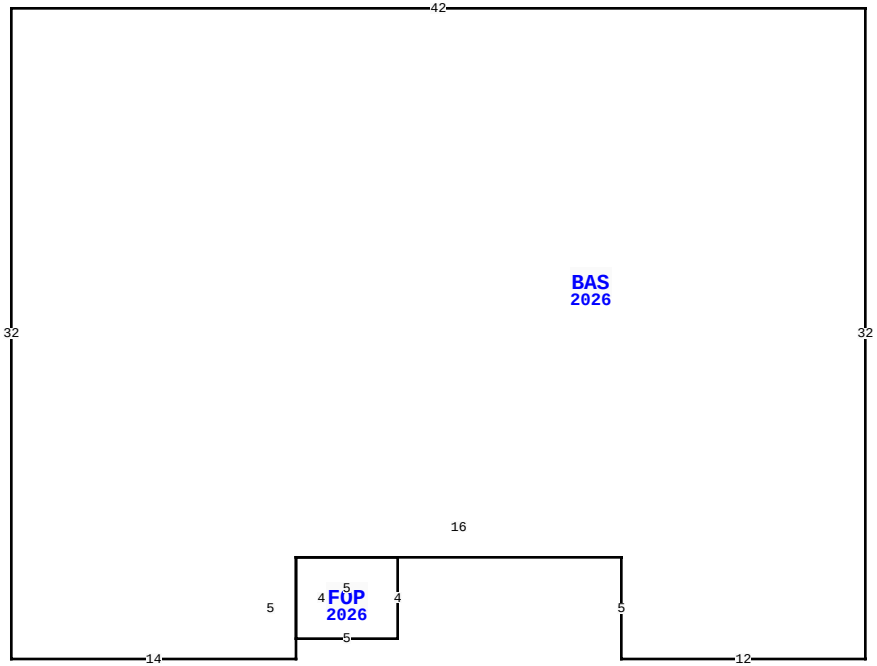
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		36515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2026	1,264	162,677
FOP	20	30	2026	6	772
TOTALS	1,284			1,270	163,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	117.0000	128.70	163,449	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1264 HX Base Yr 2026



281 SW MERCIFUL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	163,449
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,130
TOTAL MARKET VALUE	215,579
SOH/AGL Deduction	53,269
ASSESSED VALUE	162,310
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	110,899
TOTAL JUST VALUE	215,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051329	New Residential C	210,000	10/31/2024
000050622	Right-of-Way Acce		08/21/2024
7082	PUMP/UTPOL	25	04/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1789	8/30/2024	WD	U	V	11	100
GRANTOR: CRUZ CHRISTIE A						
GRANTEE: CRUZ CHRISTIE ANN						
1514/1791	5/16/2024	QC	U	V	11	100
GRANTOR: CRUZ ALFREDO						
GRANTEE: CRUZ CHRISTIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-20] W42 S32 E14 N5 E16 S5 E12 N32 $
FOP=[YR=2026;ORIG=-18,7] E5 S4 W5 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 03/30/2026 BY KS Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/17/2026 BY SYS