PART OF LOT 20 FERNWOOD ESTATE
DESC AS: BEG NW COR OF LOT 20,
RUN SE 310.41 FT TO NE COR OF

EICHELSDERFER JOSEPH G/EICHELSDERFER JOSEPH W
2195 SW SPRUCE RD
FORT WHITE, FL 32038

2027

36-5S-15-00485-080

BUILDING CHARACTERISTICS

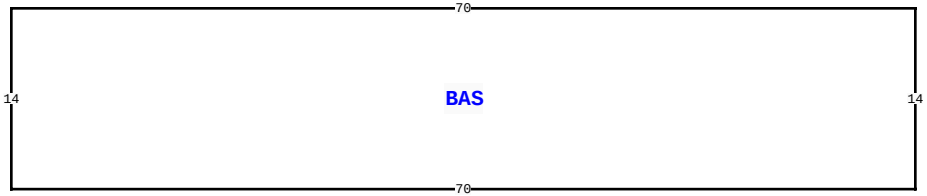
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	57,996
TOTALS	980			980	57,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	980	115.7000	107.60	105,448	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 980 HX Base Yr 2018



2195 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,996
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		24,960
TOTAL MARKET VALUE		91,756
SOH/AGL Deduction		48,006
ASSESSED VALUE		43,750
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		13,750
TOTAL JUST VALUE		91,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1673	4/27/2017	WD	U	V	11	100
GRANTOR: JOSEPH G & MARILYN S						
GRANTEE: JOSEPH G & MARILYN						
1334/2737	4/06/2017	LE	U	V	14	100
GRANTOR: JOSEPH G & MARILYN S						
GRANTEE: JOSEPH W EICHELSDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S14 E70 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	10	20	200.00	UT	1.50	1.50	100	2017	2017	3	100	300	
5	0252	LEAN-TO W/	0	100	10	20	200.00	UT	1.50	1.50	100	2017	2017	3	100	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.56	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,960							

REVIEW DATE 03/24/2026 BY KS Total Acres: 1.56 Total Land Value: 24,960 Market: 0 Agricultural: 0 Common: 24,960 PRINTED 11/17/2026 BY SYS