

LOT 8 BLOCK C SPRING HILLS S/D.
516-580, QC 1027-1997, PB 1567-1

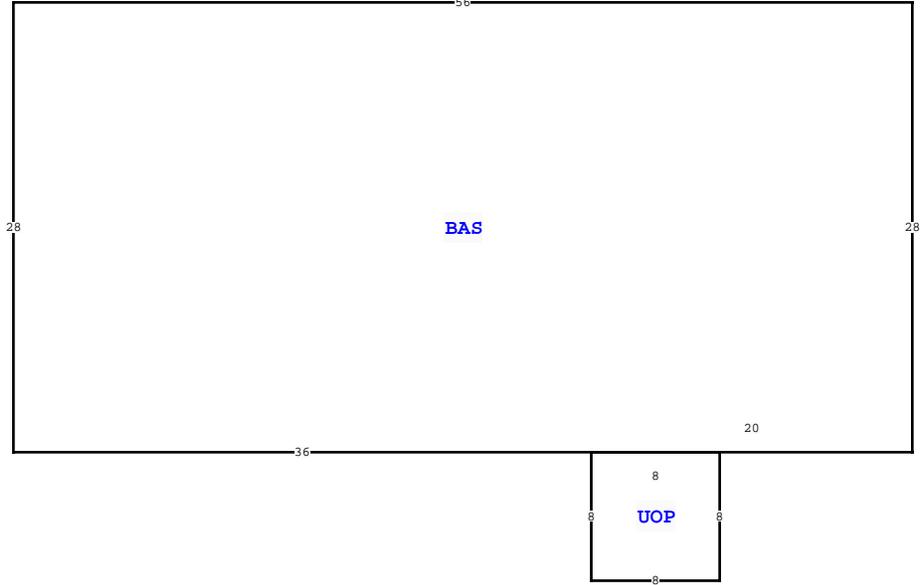
QUEAL THERESA A
1423 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-058
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
UOP	64	25	
TOTALS	1,632		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2006	68.34	108,251	1987	1987	0	0	60.00	40.00
			Heated Area: 1568			HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,300
TOTAL MARKET OB/XF VALUE			16,940
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			82,240
SOH/AGL Deduction			35,971
ASSESSED VALUE			46,269
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			21,269
TOTAL JUST VALUE			82,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,240
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051723	Electrical Servic	0	12/05/2024
22717	M H	393	01/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1514	5/05/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (QUEAL)						
GRANTEE: QUEAL THERESA A						
1027/1997	2/22/2001	QC	Q	V	01	100
GRANTOR: THELMA A QUEAL						
GRANTEE: RONALD W QUEAL						

EXTRA FEATURES																
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	12	30	360.00	UT	5.00	100	2005	2005	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	20	24	480.00	UT	12.00	100	2005	2005	3	100	5,760	
5	0166	CONC, PAVMT	0	100	8	24	192.00	UT	2.50	100	2005	2005	3	100	480	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	300	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF												16,940												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	167.00	317.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

BUILDING NOTES											
BAS= W56 S28 E36 UOP= S8 E8 N8 W8\$ E20 N28\$.											

BUILDING DIMENSIONS											
BAS= W56 S28 E36 UOP= S8 E8 N8 W8\$ E20 N28\$.											