

LOT 11 BLOCK D SPRING HILLS S/D.
714-678, 746-1376, 1373-275, WD

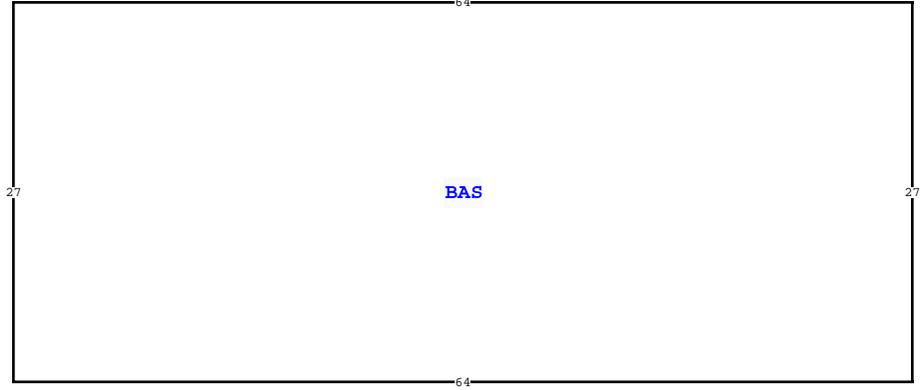
DANGELO ANDREW J
1616 SW SPRUCE ROAD
FORT WHITE, FL 32038

2026

36-5S-15-00488-077

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LAM/VNLPLK 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	02 02 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,728	136.5210	131.06	226,472	1993	2005	0	0	45.00	55.00
1 MANUF 1 100% - 2021 Heated Area: 1728 HX Base Yr 2021											



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	124,560
TOTALS	1,728			1,728	124,560

1616 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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			124,560
TOTAL MARKET OB/XF VALUE			10,200
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			156,760
SOH/AGL Deduction			127,090
ASSESSED VALUE			29,670
TOTAL EXEMPTION VALUE	HX HB DX		29,670
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			156,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39068	M H	0	12/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2489	12/11/2020	WD	Q	I	01	117,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: DANGELO ANDREW J						
1373/0275	10/29/2018	WD	Q	V	01	1,000
GRANTOR: CLAUDE MATHEWS						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S27 E64 N27\$.	

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	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	800	

LAND DESCRIPTION																	TOTAL OB/XF							
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	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							