



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	958	98.9000	62.31	59,693	1983	1983	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	23,877		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	52,877		
SOH/AGL Deduction	0		
ASSESSED VALUE	52,877		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	52,877		
TOTAL JUST VALUE	52,877		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	42,739		

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	924	100		924	23,030
FOP	98	35		34	848
TOTALS	1,022			958	23,877

1670 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21723	M H	357	04/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/831	3/04/2026	WD U	I	I	11	100
GRANTOR: PARDINI REBECCA						
GRANTEE: PLASS DWAYNE						
1538/19	4/16/2025	WD U	I	I	37	25,000
GRANTOR: GIEM CHARLES						
GRANTEE: PARDINI REBECCA						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E31 FOP= S7 E14 N7 W14\$ E35 N14\$.	

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	0		A-1	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							