LOT 13 BLOCK D SPRING HILLS S/D.
631-031, 976-642, QC 1087-1717,

PLASS DWAYNE
1670 SW SPRUCE GLN
FORT WHITE, FL 32038

2027

36-5S-15-00488-079

BUILDING CHARACTERISTICS

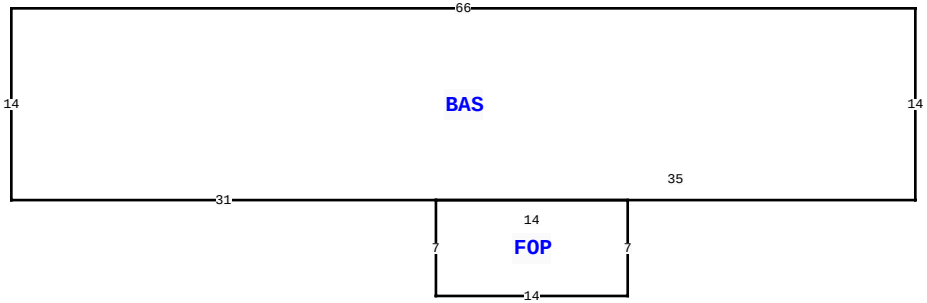
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	21,932
FOP	98	35		34	807
TOTALS	1,022			958	22,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	958	98.9000	59.34	56,848	1983	1983	0	0	0	60.00	40.00

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



1670 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,739
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	51,739
SOH/AGL Deduction	0
ASSESSED VALUE	51,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,739
TOTAL JUST VALUE	51,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,739

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	11	100
GRANTOR: PARDINI REBECCA						
GRANTEE: PLASS DWAYNE						
1538/19	4/16/2025	WD	U	I	37	25,000
GRANTOR: GIEM CHARLES						
GRANTEE: PARDINI REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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

REVIEW DATE 03/25/2026 BY KS Total Acres: 1.05 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS