LOTS 15 BLOCK D SPRING HILL S/D.
629-390, 849-959, 960, WD 1159-1

TRZEBUNIAK JENNIFER/ALIZIERI JOSEPH
1728 SW SPRUCE RD
FORT WHITE, FL 32038

2027

36-5S-15-00488-081

BUILDING CHARACTERISTICS

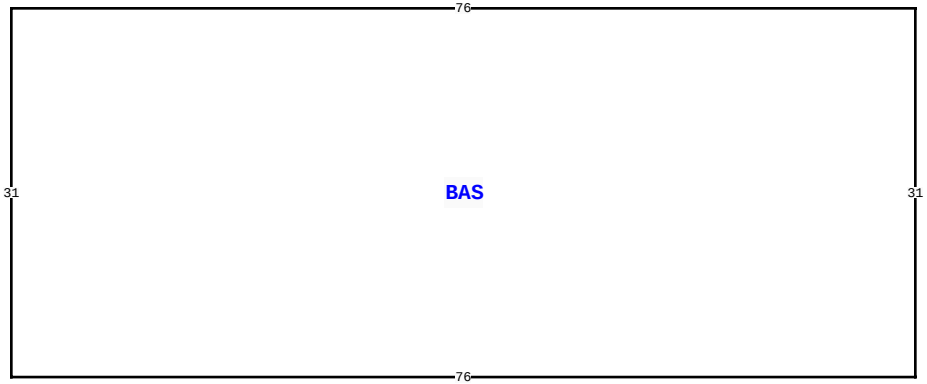
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	2,356	100		2,356	182,462
TOTALS	2,356			2,356	182,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	132.2475	126.96	299,118	2009	2009	0	0	0	39.00	61.00

2 MANUF 2 100% - 2022 Heated Area: 2356 HX Base Yr 2022



1728 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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,462
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		212,862
SOH/AGL Deduction		22,828
ASSESSED VALUE		190,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,623
TOTAL JUST VALUE		212,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,759

SALE:1:1: LOT 15 BLK D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052684	Roof Replacement	15,795	03/24/2025
28032	M H	375	08/25/2009
15835	M H	125	07/28/1999
14758	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2525	11/05/2021	WD	Q	I	01	190,000
GRANTOR: GONZALEZ KAROL						
GRANTEE: TRZEBUNIAK JENNIFER						
1416/0735	7/30/2020	WD	U	I	18	62,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: KAROL & ALEJANDRO G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	164.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/24/2026 BY KS Total Acres: 1.04 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS