

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

2026

36-5S-15-00488-081
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 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
Architctual	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
BAS	2,356	100	
TOTALS	2,356		188,167

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100%	- 2022	Heated Area: 2356		HX Base Yr 2022						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>													
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>													
<div style="display: flex; justify-content: space-between;"> 1728 SW SPRUCE RD, FORT WHITE 05/09/2024 MLU </div>													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		188,167				
TOTAL MARKET OB/XF VALUE		7,000				
TOTAL LAND VALUE - MARKET		13,000				
TOTAL MARKET VALUE		208,167				
SOH/AGL Deduction		24,533				
ASSESSED VALUE		183,634				
TOTAL EXEMPTION VALUE		50,722		HX HB		
BASE TAXABLE VALUE		132,912				
TOTAL JUST VALUE		208,167				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		220,506				
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\$.						

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

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	164.00	276.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							