

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
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
BAS	2,356	100	
TOTALS	2,356		191,962

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		314,691	2009	2009	0	0	39.00	61.00	
				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>												
1728 SW SPRUCE RD, FORT WHITE												
		BLD DATE		LGL DATE				05/08/2026	MLU			
		XF DATE		LAND DATE								
		INC DATE		AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,962
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			222,362
SOH/AGL Deduction			37,863
ASSESSED VALUE			184,499
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			133,088
TOTAL JUST VALUE			222,362
NCON VALUE			1,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,506

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						

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	
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,400.00	1,400.00	100	2026	2025	100	1,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

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	22,000.00	22,000.00	22,000									