

LOT 1 BLOCK G SPRING HILLS S/D.  
518-300, 812-105, WD 1340-958, W

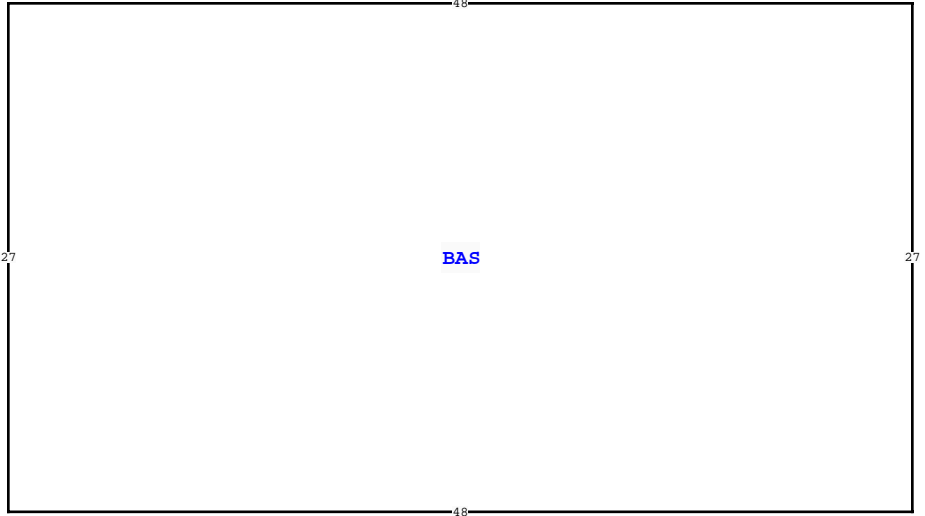
LE FORT CINDY  
1747 SW SPRUCE RD  
FORT WHITE, FL 32038

**2026**

36-5S-15-00488-122

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,296	117.0000	109.98	142,534	1998	2015	0	0	21.00	79.00		
2 MANUF 1		100% - 2022		Heated Area: 1296				HX Base Yr 2022					



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	1,296	100		1,296	112,602
TOTALS	1,296			1,296	112,602

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,602	
TOTAL MARKET OB/XF VALUE		16,776	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		151,378	
SOH/AGL Deduction		91,090	
ASSESSED VALUE		60,288	
TOTAL EXEMPTION VALUE		HX HB WX 40,288	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		151,378	
NCON VALUE		9,776	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,878	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39943	M H	0	06/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1420	12/30/2020	WD	Q	I	01	110,000
GRANTOR: CHAPMAN HEATHER						
GRANTEE: LE FORT RICHARD						
1407/1388	3/06/2020	QC	U	V	11	100
GRANTOR: JOSEPH BRENT & APRIL						
GRANTEE: HEATHER CHAPMAN						

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	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 1,600.00	100	2026	2025		100	1,600	
3	0264	PRCH,FSP	0	100	0	0		1.00	UT 7,000.00	100	2026	2025		100	7,000	
4	0081	DECKING WI	0	100	0	0		1.00	UT 1,176.00	100	2026	2025		100	1,176	

1747 SW SPRUCE RD, FORT WHITE										BLD DATE		LGL DATE	05/08/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S27 E48 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										16,776				
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	153.00	294.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000											