

COLUMBIA COUNTY Property Appraiser

Parcel 18-7S-16-04236-035

Owners

PETERSON GARY
 PETERSON MELISSA
 538 SW BLUFF DR
 FORT WHITE, FL 32038

Parcel Summary

Location	538 SW BLUFF DR
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	.0000
Section	18
Township	7S
Range	16
Subdivision	CEDAR SPR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOTS 33 & 40, CEDAR SPRING SHORES UNIT 2,
 EX THAT PART OF LOT 33 DESC AS FOLLOWS: BEG
 AT NE COR LOT 33, RUN S ALONG E LINE 57.02 FT,
 S 66 DG W 507.27 FT TO AN IRON ROD ON BANK OF
 SANTA FE RIVER, CONT S 66 DEG W 14 FT MOL TO
 WATERS EDGE, RUN NE'LY ALONG MEANDER OF RIVER,
 65 FT MOL TO A PT ON N LINE OF LOT 33, N 65 DG
 E 20 FT MOL TO AN IRON PIPE ON BANK OF RIVER,
 CONT N 65 DG E 470.51 FT TO POB.

376-598, 435-476, 742-1053, 768-248, 849-1967,
 DC 1128-1589, WD 1182-235, LE 1365-370, WD
 1399-1509,

GSA GIS Pictometry



29° 52' 35" N 82° 44' 49" W



Working Values

	2026
Total Building	\$122,366
Total Extra Features	\$29,914
Total Market Land	\$95,625
Total Ag Land	\$0
Total Market	\$247,905
Total Assessed	\$170,811
Total Exempt	\$50,722
Total Taxable	\$120,089
SOH Diff	\$77,094

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$122,366	\$100,380	\$73,610	\$65,796	\$62,946	\$67,662	\$65,862
Total Extra Features	\$29,914	\$29,914	\$29,914	\$26,164	\$22,914	\$22,914	\$2,914
Total Market Land	\$95,625	\$95,625	\$95,625	\$95,625	\$98,875	\$98,875	\$98,875
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$247,905	\$225,919	\$199,149	\$187,585	\$184,735	\$189,451	\$167,651
Total Assessed	\$165,836	\$161,162	\$156,468	\$151,911	\$184,735	\$189,451	\$167,651
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0
Total Taxable	\$115,114	\$111,162	\$106,468	\$101,911	\$184,735	\$189,451	\$167,651
SOH Diff	\$82,069	\$64,757	\$42,681	\$35,674	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1399/1509	2019-11-22	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$235,000	Grantor: MARK & JEANINE WESTOVER Grantee: GARY & MELISSA PETERSON (H/W)
<u>LE</u> 1365/0370	2018-07-19	<u>U</u>	<u>14</u>	LIFE ESTATE DEED	Improved	\$100	Grantor: MARK & JEANINE WESTOVER (ENH LIFE EST) Grantee: ZACHARY D & NICHOLAS M WESTOVER (JTWRS)-RMDR
<u>WD</u> 1182/0235	2009-10-01	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$210,000	Grantor: MARTHA D RAUCH Grantee: MARK & JEANINE WESTOVER



Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0849/1967	1997-12-03	<u>Q</u>	<u>03</u>	WARRANTY DEED	Vacant	\$0	Grantor: RAUCH CARL T & MARTHA D AS TRUSTEE'S Grantee: RAUCH CARL T & MARTHA D
<u>WD</u> 0742/1053	1991-02-11	<u>Q</u>		WARRANTY DEED	Vacant	\$18,000	Grantor: DEAN WILLEKE Grantee: CARL RAUCH TRUST
<u>03</u> 0376/0598	1977-03-01	<u>Q</u>			Vacant	\$9,395	

Buildings

Building # 1, Section # 1, 62942, MOBILE HOME

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0808</u>	<u>02</u>	1838	4847	\$305,915	1998	1998	0.00%	60.00%	40.00%	\$122,366

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	13	LAM/VNLPLK
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,838	100%	1,838
<u>FEP</u>	264	85%	224
<u>FSP</u>	132	40%	53
<u>FST</u>	64	55%	35
<u>UCP</u>	1,838	20%	368
<u>UOP</u>	228	25%	57
<u>UOP</u>	483	25%	121



2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 07, 2025.

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