

# COLUMBIA COUNTY Property Appraiser

## Parcel 18-7S-16-04236-052

### Owners

KNUCKLES BOBBY JOE REVOCABLE TRUST UTD MARCH 23  
2022  
1062 BLUFF DR  
FORT WHITE, FL 32038

### Parcel Summary

|              |                   |
|--------------|-------------------|
| Location     | 1062 SW BLUFF DR  |
| Use Code     | 0101: SFRES/SFRES |
| Tax District | 3: COUNTY         |
| Acreage      | 2.0100            |
| Section      | 18                |
| Township     | 7S                |
| Range        | 16                |
| Subdivision  | CEDAR SPR         |

### Legal Description

LOT 20 UNIT 5 CEDAR SPRING SHORES.

365-596, 630-616, 809-2367, 810-543, 810-545,  
WD 1082-1067, WD 1288-398, WD 1387-2299,  
WD 1453-1909, WD 1463-1159,

GSA GIS

Pictometry



### Working Values

|                      | 2025      |
|----------------------|-----------|
| Total Building       | \$280,912 |
| Total Extra Features | \$2,900   |
| Total Market Land    | \$75,000  |
| Total Ag Land        | \$0       |



|                |           |
|----------------|-----------|
|                | 2025      |
| Total Market   | \$358,812 |
| Total Assessed | \$358,812 |
| Total Exempt   | \$0       |
| Total Taxable  | \$358,812 |
| SOH Diff       | \$0       |

## Value History

|                      | 2024      | 2023      | 2022      | 2021      | 2020      | 2019      |
|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Building       | \$284,348 | \$262,829 | \$228,289 | \$192,850 | \$178,618 | \$136,400 |
| Total Extra Features | \$2,900   | \$2,900   | \$2,900   | \$2,900   | \$2,900   | \$2,900   |
| Total Market Land    | \$75,000  | \$75,000  | \$75,000  | \$75,000  | \$75,000  | \$75,000  |
| Total Ag Land        | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Market         | \$362,248 | \$340,729 | \$306,189 | \$270,750 | \$256,518 | \$214,300 |
| Total Assessed       | \$362,248 | \$340,729 | \$297,825 | \$270,750 | \$256,518 | \$180,415 |
| Total Exempt         | \$0       | \$0       | \$0       | \$0       | \$0       | \$100,000 |
| Total Taxable        | \$362,248 | \$340,729 | \$297,825 | \$270,750 | \$256,518 | \$80,415  |
| SOH Diff             | \$0       | \$0       | \$8,364   | \$0       | \$0       | \$33,885  |

## Document/Transfer/Sales History

| Instrument / Official Record | Date       | Q/U               | Reason             | Type          | V/I      | Sale Price | Ownership  |
|------------------------------|------------|-------------------|--------------------|---------------|----------|------------|--|
| <a href="#">WD 1463/1159</a> | 2022-03-23 | <a href="#">U</a> | <a href="#">11</a> | WARRANTY DEED | Improved | \$100      | Grantor: KNUCKLES BOBBY<br>Grantee: KNUCKLES BOBBY JOE REVOCABLE TRUST UTD MARCH 23 2022 |
| <a href="#">WD 1453/1909</a> | 2021-11-23 | <a href="#">U</a> | <a href="#">11</a> | WARRANTY DEED | Improved | \$0        | Grantor: MARGARITONDO PETER & SUSAN IRREVOCABLE TRUST-2011<br>Grantee: KNUCKLES BOBBY    |
| <a href="#">WD 1387/2299</a> | 2019-06-28 | <a href="#">Q</a> | <a href="#">01</a> | WARRANTY DEED | Improved | \$339,000  | Grantor: PETER & SUSAN MARGARITONDO AS TRUSTEES<br>Grantee: BOBBY KNUCKLES               |
| <a href="#">WD 1288/0398</a> | 2015-01-14 | <a href="#">U</a> | <a href="#">11</a> | WARRANTY DEED | Improved | \$100      | Grantor: PETER & SUASN MARGARITONDO  |

| Instrument / Official Record | Date       | Q/U      | Reason | Type          | V/I      | Sale Price | Ownership  |
|------------------------------|------------|----------|--------|---------------|----------|------------|--|
|                              |            |          |        |               |          |            | Grantee: PETER & SUSAN & JEFFREY & LAURA MARGARITONDO            |
| <u>WD</u><br>1082/1067       | 2006-04-24 | <u>Q</u> |        | WARRANTY DEED | Improved | \$142,000  | Grantor: DALE G MCCULLERS<br>Grantee: PETER & SUSAN MARGARITONDO |
| <u>WD</u><br>0810/0545       | 1995-09-01 | <u>Q</u> |        | WARRANTY DEED | Vacant   | \$25,500   | Grantor: JOANN GUNNOE<br>Grantee: DALE G MCCULLERS               |

## Buildings

### Building # 1, Section # 1, 33255, SFR

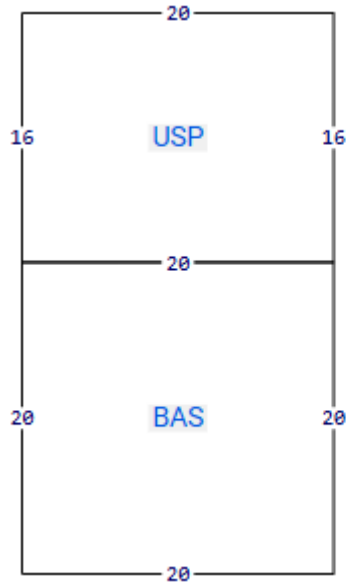
| Type        | Model     | Heated Sq Ft | Repl Cost New | YrBit | WAY  | Other % Dpr | Normal % Dpr | % Cond | Value    |
|-------------|-----------|--------------|---------------|-------|------|-------------|--------------|--------|----------|
| <u>0100</u> | <u>01</u> | 400          | \$68,864      | 2001  | 2001 | 0.00%       | 28.75%       | 71.25% | \$49,066 |

## Structural Elements

| Type | Description          | Code | Details    |
|------|----------------------|------|------------|
| EW   | Exterior Wall        | 05   | AVERAGE    |
| RS   | Roof Structure       | 03   | GABLE/HIP  |
| RC   | Roof Cover           | 12   | MODULAR MT |
| IW   | Interior Wall        | 06   | CUST PANEL |
| IF   | Interior Flooring    | 08   | SHT VINYL  |
| AC   | Air Conditioning     | 03   | CENTRAL    |
| HT   | Heating Type         | 04   | AIR DUCTED |
| BDR  | Bedrooms             | 1.00 |            |
| BTH  | Bathrooms            | 1.00 |            |
| FR   | Frame                | 01   | NONE       |
| STR  | Stories              | 1.   | 1.         |
| AR   | Architectual Type    | 05   | CONV       |
| COND | Condition Adjustment | 03   | 03         |
| KTCH | Kitchen Adjustment   | 01   | 01         |

## Subareas

| Type       | Gross Area | Percent of Base | Adjusted Area |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 400        | 100%            | 400           |
| <u>USP</u> | 320        | 35%             | 112           |



## Building # 2, Section # 1, 143294, SFR

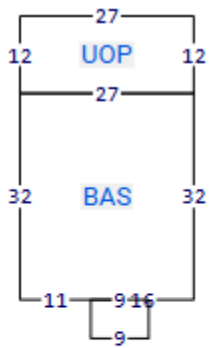
| Type        | Model     | Heated Sq Ft | Repl Cost New | YrBlt | WAY  | Other % Dpr | Normal % Dpr | % Cond | Value     |
|-------------|-----------|--------------|---------------|-------|------|-------------|--------------|--------|-----------|
| <u>0300</u> | <u>01</u> | 1504         | \$257,607     | 2014  | 2014 | 0.00%       | 10.00%       | 90.00% | \$231,846 |

## Structural Elements

| Type | Description       | Code | Details    |
|------|-------------------|------|------------|
| EW   | Exterior Wall     | 32   | HARDIE BRD |
| RS   | Roof Structure    | 03   | GABLE/HIP  |
| RC   | Roof Cover        | 12   | MODULAR MT |
| IW   | Interior Wall     | 06   | CUST PANEL |
| IF   | Interior Flooring | 12   | HARDWOOD   |
| AC   | Air Conditioning  | 03   | CENTRAL    |
| HT   | Heating Type      | 04   | AIR DUCTED |
| BDR  | Bedrooms          | 2.00 |            |
| BTH  | Bathrooms         | 2.00 |            |
| FR   | Frame             | 02   | WOOD FRAME |
| STR  | Stories           | 2.   | 2.         |
| AR   | Architectual Type | 05   | CONV       |

## Subareas

| Type       | Gross Area | Percent of Base | Adjusted Area |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 864        | 100%            | 864           |
| <u>FOP</u> | 120        | 30%             | 36            |
| <u>FUS</u> | 640        | 100%            | 640           |
| <u>UOP</u> | 54         | 20%             | 11            |
| <u>UOP</u> | 324        | 20%             | 65            |



## Extra Features

| Code | Description       | Length | Width | Units  | Unit Price | AYB  | % Good Condition | Final Value |
|------|-------------------|--------|-------|--------|------------|------|------------------|-------------|
| 0084 | DOCK-RIVER        | 10     | 20    | 200.00 | \$14.50    | 1980 | 40%              | \$1,160     |
| 0296 | SHED METAL        | 10     | 14    | 140.00 | \$6.00     | 1993 | 100%             | \$840       |
| 0252 | LEAN-TO W/O FLOOR |        |       | 1.00   | \$0.00     | 2008 | 100%             | \$150       |
| 0070 | CARPORT UF        |        |       | 1.00   | \$0.00     | 2015 | 100%             | \$750       |

## Land Lines

| Code | Description | Zone | Front | Depth | Units  | Rate/Unit   | Acreage | Total Adj | Value    |
|------|-------------|------|-------|-------|--------|-------------|---------|-----------|----------|
| 0100 | SFR         | A-1  | .00   | .00   | 100.00 | \$750.00/FF | 2.01    | 1.00      | \$75,000 |

## Personal Property

None

## Permits

| Date         | Permit | Type | Status    | Description |
|--------------|--------|------|-----------|-------------|
| Oct 14, 2013 | 31454  | SFR  | COMPLETED | SFR         |
|              | 14699  | M H  | COMPLETED | M H         |

## TRIM Notices

2024  
2023  
2022

## 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 February 21, 2025.

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