LOT 77 CEDAR SPRING SHORES
RE-PLAT.

HOGUE MARGARET A
669 SW BLUFF DR
FT WHITE, FL 32038

2022

18-7S-16-04236-152

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

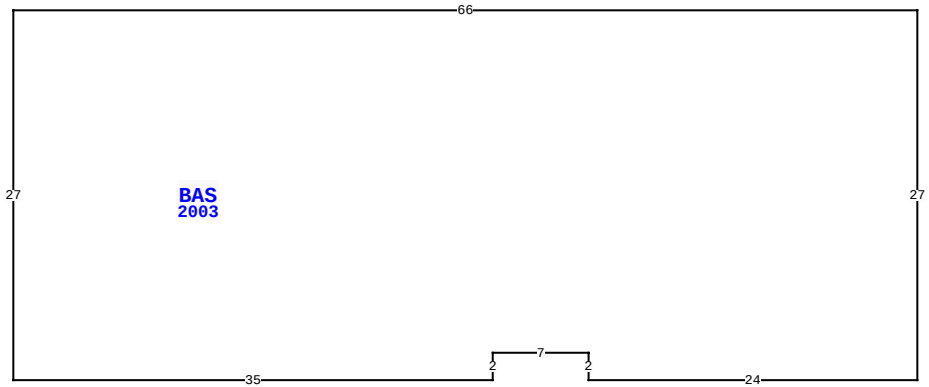
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD	18716.010	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	52,053
TOTALS	1,768		1,768	52,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,768	113.9000	53.53	94,641	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2004 HX Base Yr 2004



669 SW BLUFF Dr, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,053
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		17,062
TOTAL MARKET VALUE		71,515
SOH/AGL Deduction		4,790
ASSESSED VALUE		66,725
TOTAL EXEMPTION VALUE	HX HB VX VP	50,725
BASE TAXABLE VALUE		16,000
TOTAL JUST VALUE		71,515
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,354

LAND:1:1: 2.0 AC

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041554	Screen Enclosure	13,000	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1	1/25/2013	WD	U	I	11	100
GRANTOR: MARGARET A HOGUE & DE						
GRANTEE: MARGARET A HOGUE &						
2	11/16/1999	WD	Q	V		10,500
GRANTOR: HOGGARD						
GRANTEE: GRUND & HOGUE (JTWR						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E35 N2 E7 S2 E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.06	13,000.00	13,812.50	13,812							
2	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 07/14/2015 BY TW Total Acres: 2.00 Total Land Value: 17,062 Market: 0 Agricultural: 0 Common: 17,062 PRINTED 10/21/2021