LOTS 52, 53, 54 & 55 UNIT 20 THR ESTATES.

WILSON MICHAEL J
1911 SW CENTRAL TERRACE
FORT WHITE, FL 32038

2026

00-00-00-01272-000

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

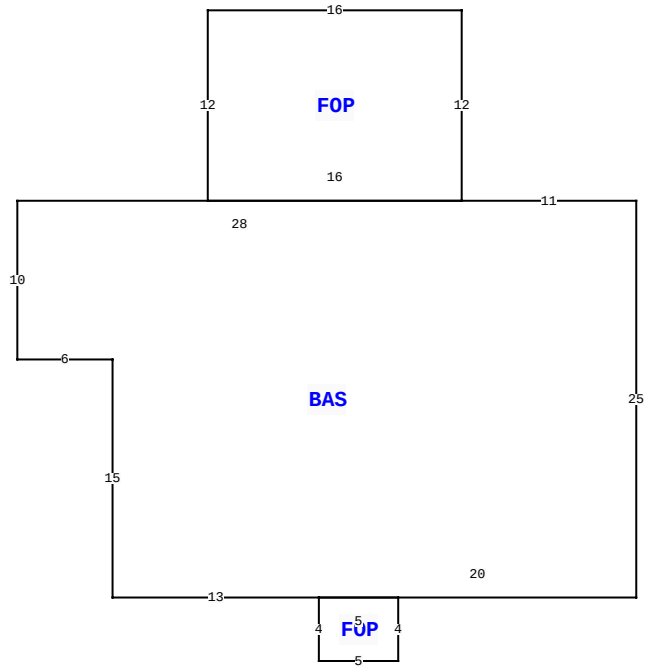
NEIGHBORHOOD/LOC 100000.20 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100		885	75,651
FOP	20	30		6	513
FOP	192	30		58	4,958
TOTALS	1,097			949	81,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	117.4160	131.51	124,803	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 885 HX Base Yr 2002



1911 SW CENTRAL TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0040	BARN,POLE	0	100	30	34	1,020.00	UT	2.00	2.00	100	1996	1996	3	100	2,040	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,122
TOTAL MARKET OB/XF VALUE		4,840
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		150,762
SOH/AGL Deduction		64,550
ASSESSED VALUE		86,212
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		30,490
TOTAL JUST VALUE		150,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11282	SFR	160	06/14/1996
11251	PUMP/UTPOL	30	06/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/148	3/08/2024	LE	U	I	14	100
GRANTOR: WILSON MICHAEL J						
GRANTEE: WILSON MICHAEL J (E						
0918/2520	1/22/2001	WD	Q	I		55,000
GRANTOR: DOUTHIT						
GRANTEE: MICHAEL & ANNIE L W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N12 W16 S12 E16$ W28 S10 E6 S15 E13 FOP= S4 E5 N4 W5$ E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,840

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	48,600							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 02/01/2016 BY DF Total Acres: 3.67 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 10/07/2025 BY SYS