BEG SE COR OF SEC, N 509.4 FT, W
509.4 FT, E 1396.56 FT TO POB. (

COLLINS JULIAN S SR
1094 SW CENTERVILLE AV
FORT WHITE, FL 32038

2026

08-6S-16-03800-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

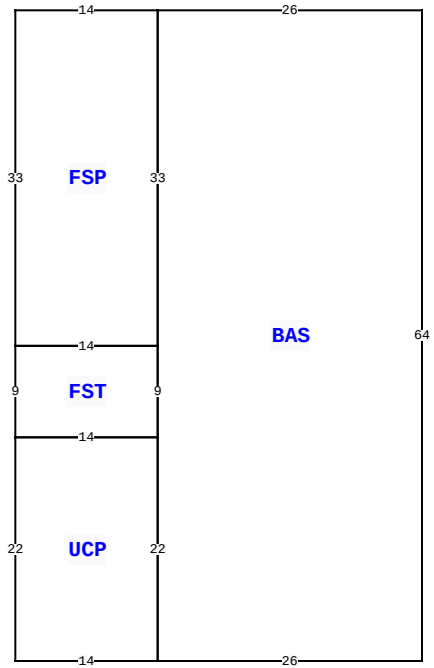
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	39,896
FSP	462	40		185	4,436
FST	126	55		69	1,654
UCP	308	20		62	1,486
TOTALS	2,560			1,980	47,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	99.9000	59.94	118,681	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1664 HX Base Yr



1094 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,472
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		146,970
TOTAL MARKET VALUE		76,394
SOH/AGL Deduction		36,630
ASSESSED VALUE		39,764
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,764
TOTAL JUST VALUE		207,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041903	Roof Replacement	15,500	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/2058	6/14/2023	LE	U	I	14	100
GRANTOR: COLLINS JULIAN S SR						
GRANTEE: COLLINS ALICE P (LI						
0813/0911	10/23/1995	QC	Q	I	01	0
GRANTOR: LOIS W COLLINS						
GRANTEE: JULIAN S COLLINS SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W14 S33 E14 N33$ S33 FST= W14 S9 E14 N9$ S9
UCP= W14 S22 E14 N22$ S22 E26 N64$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1985	1985	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	960.00	UT	2.50	2.50	100	1993	1993	3	100	2,400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.33	AC		1.00	1.00	1.00	445.00	445.00	6,822							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	137,970							

REVIEW DATE 06/21/2021 BY JS Total Acres: 16.33 Total Land Value: 15,822 Market: 137,970 Agricultural: 6,822 Common: 9,000 PRINTED 11/17/2025 BY SYS