LOT 8 BLOCK C ICHETUCKNEE
PINES S/D.

O'CONNOR GEORGE M/O'CONNOR JACKIE L
1805 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

16-6S-16-03832-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

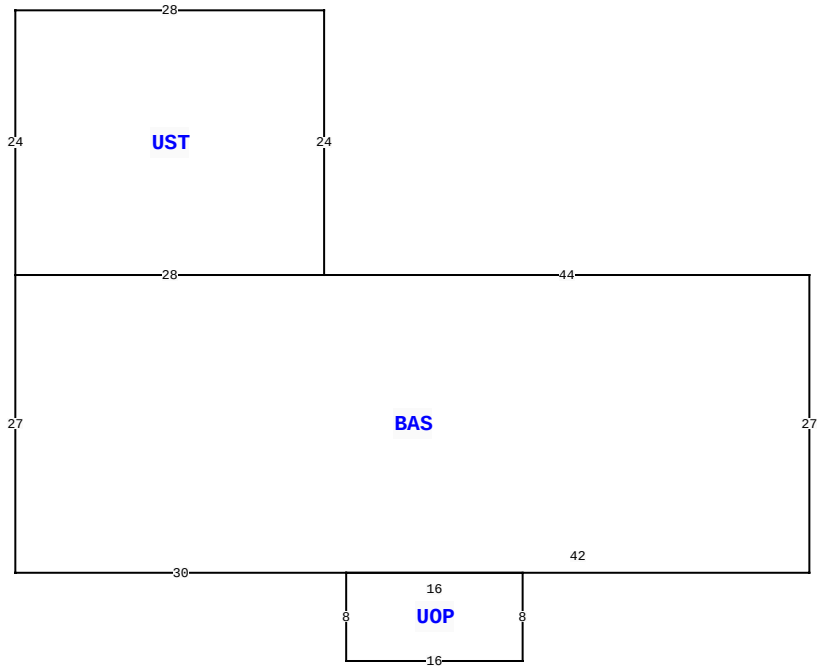
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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/LOC	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	114,479
UOP	128	25		32	1,884
UST	672	45		302	17,784
TOTALS	2,744			2,278	134,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,278	113.9000	107.07	243,905	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1944 HX Base Yr 2018



1805 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,148
TOTAL MARKET OB/XF VALUE		10,120
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		199,268
SOH/AGL Deduction		105,273
ASSESSED VALUE		93,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,273
TOTAL JUST VALUE		199,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22621	M H	429	12/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1347	5/23/2017	WD	Q	I	01	112,000
GRANTOR: BOBBY GLENN & JEANNE						
GRANTEE: GEORGE M & JACKIE L						
1337/1346	5/02/2017	WD	U	I	11	100
GRANTOR: J L DICKS						
GRANTEE: BOBBY GLENN & JEANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UST= N24 W28 S24 E28$ W28 S27 E30 UOP= S8 E16 N8 W16$ E42 N27$.

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	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	5.00	5.00	100	2005	2005	3	100	1,920	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,120

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/27/2015 BY TW Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS