LOT 9 BLOCK C ICHETUCKNEE PINES
650-626, 656-490, 893-51, WD 102

CLARK JERRY R/CLARK CHRISTINE L
1851 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

16-6S-16-03832-117

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

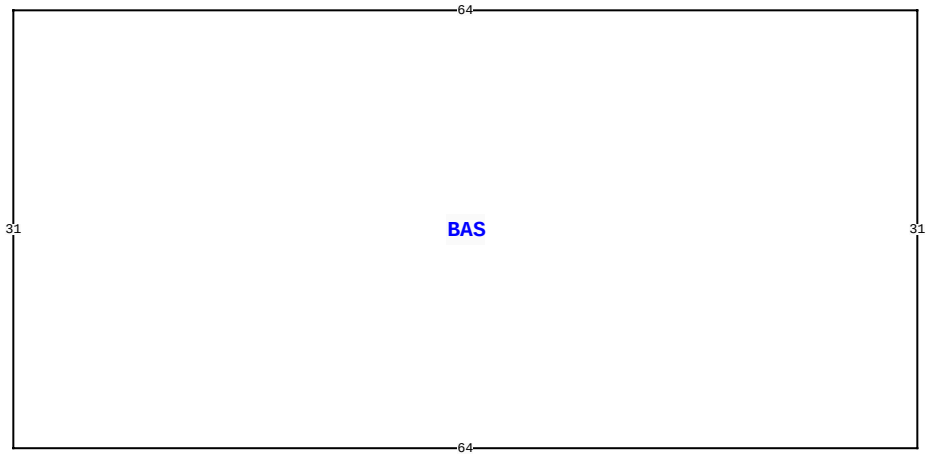
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	221,293
TOTALS	1,984			1,984	221,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	119.0000	122.57	243,179	2021	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2021 Heated Area: 1984 HX Base Yr 2021



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,293
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		277,043
SOH/AGL Deduction		176,366
ASSESSED VALUE		100,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,955
TOTAL JUST VALUE		277,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050037	Roof Replacement	13,300	06/04/2024
40438	STORAGE	0	08/24/2020
40215	M H	0	07/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1886	3/27/2025	LE	U	I	14	100
GRANTOR: CLARK JERRY R JR (ENH						
GRANTEE: GUADARRAMA MICHELLE						
1536/1884	3/27/2025	WD	U	I	11	100
GRANTOR: CLARK JERRY R JR AKA						
GRANTEE: CLARK JERRY R JR						

1851 SW CENTERVILLE AVE, FORT WHITE

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

BUILDING NOTES

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	0210	GARAGE U	0	100	20	36	1.00	UT	8,500.00	8,500.00	100	2021	2020		100	8,500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 07/01/2024 BY JS Total Acres: 4.01 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/18/2025 BY SYS