COMM NW COR OF NW1/4, RUN E 25
FT TO E R/W LAZY OAK RD, RUN S
ALONG R/W 850.46 FT FOR POB,

SMITH BARRY ALAN/SMITH CHERYL LEIGH
4106 SW LUDLUM
PALM CITY, FL 34990

2026

16-6S-16-03832-304

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		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

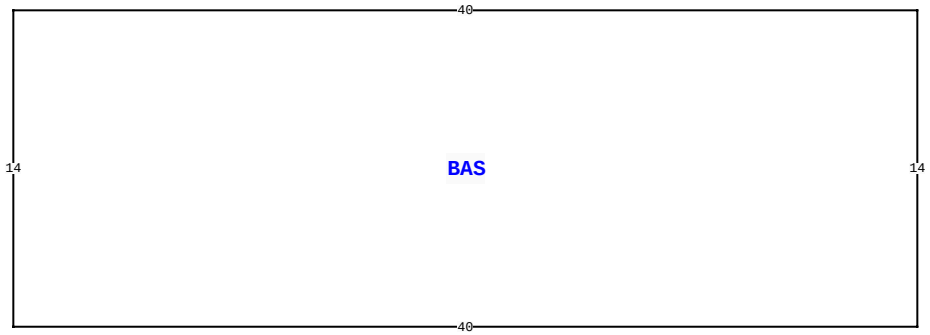
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	31,820
TOTALS	560			560	31,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	560	109.9000	103.31	57,854	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 560 HX Base Yr



1311 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	31,820
TOTAL MARKET OB/XF VALUE	8,080
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	83,900
SOH/AGL Deduction	15,726
ASSESSED VALUE	68,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,174
TOTAL JUST VALUE	83,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23975	M H	457	12/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0470	8/01/2018	WD	U	I	11	100
GRANTOR: BARRY A & CHERYL SMIT						
GRANTEE: BARRY ALAN & CHERYL						
1061/1523	9/30/2005	WD	U	V	08	14,000
GRANTOR: THOMAS J & DIANNE C M						
GRANTEE: BARRY A SMITH & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E40 N14$.

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	0	10	12	120.00	UT	9.00	9.00	100	2006	2006	3	100	1,080	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,080

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	55,000.00	44,000.00	44,000							

REVIEW DATE 05/27/2015 BY TW Total Acres: 5.32 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 10/03/2025 BY SYS