COMM NE COR OF SE1/4, RUN W 32 F
OAK RD, ALSO BEING THE E LINE OF
ESTATES, RUN S 1200.62 FT TO SE

LUCKETT NOPPAWON BUASOD
1872 SW CENTERVILLE AVENUE
FORT WHITE, FL 32038

2026

17-6S-16-03850-008

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		2 100
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

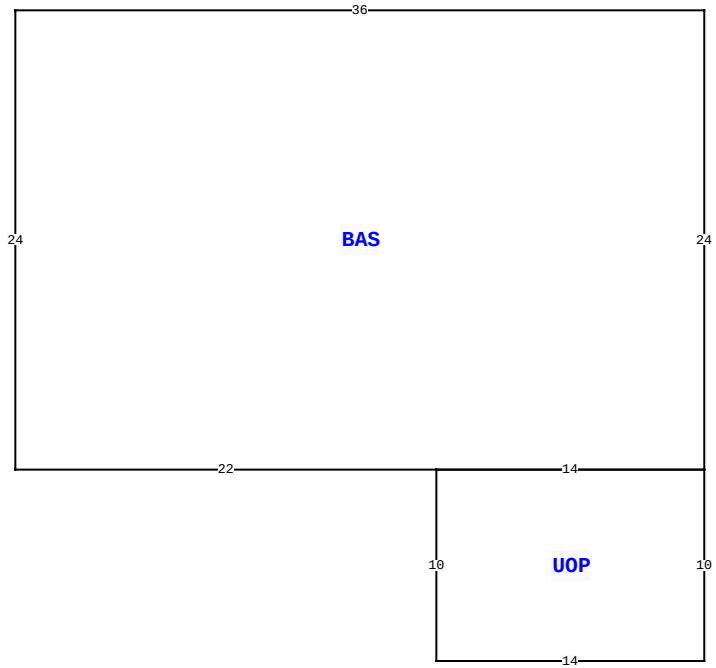
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	50,433
UOP	140	25		35	2,043
TOTALS	1,004			899	52,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	899	112.9000	106.13	95,411	2000	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 864 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

1872 SW CENTERVILLE AVE, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,476
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		122,176
SOH/AGL Deduction		28,136
ASSESSED VALUE		94,040
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		38,318
TOTAL JUST VALUE		122,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16213	M H	125	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/1380	6/08/2021	PB	U	I	18	0
GRANTOR: LUCKETT DANIEL K						
GRANTEE: LUCKETT NOPPAWON BU						
0885/1677	8/03/1999	WD	Q	V		25,000
GRANTOR: MARTIN						
GRANTEE: D LUCKETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E22 UOP= S10 E14 N10 W14$ E14 N24$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	6.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	61,000							

REVIEW DATE 05/28/2015 BY TW Total Acres: 6.10 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 11/18/2025 BY SYS