LOT 12 PALAWAN ESTATES S/D.

635-106, 655-422, 804-1788, 964-

HART WAYNE
1484 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

17-6S-16-03852-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

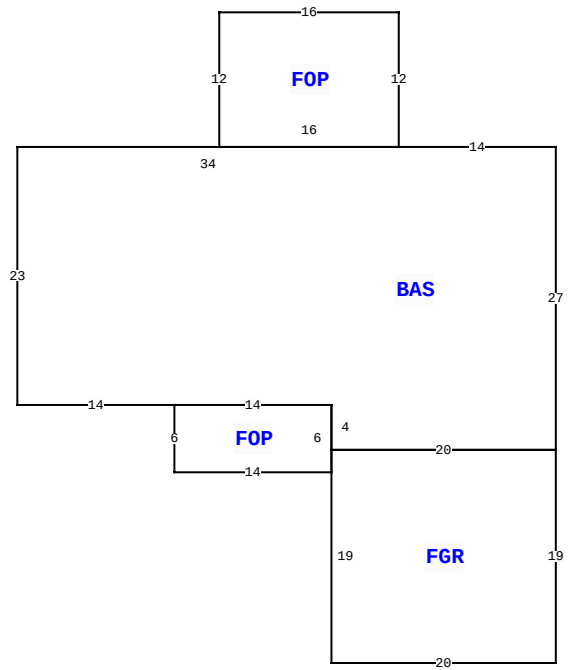
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100		1,184	150,328
FGR	380	55		209	26,536
FOP	84	30		25	3,174
FOP	192	30		58	7,364
TOTALS	1,840			1,476	187,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	120.6000	135.07	199,363	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2003 Heated Area: 1184 HX Base Yr 2003



1484 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,401
TOTAL MARKET OB/XF VALUE		8,620
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		209,021
SOH/AGL Deduction		62,230
ASSESSED VALUE		146,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,069
TOTAL JUST VALUE		209,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38071	SFR	682	05/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0975/0160	9/30/2002	WD	Q	I	03	100
GRANTOR: YAKUBSIN						
GRANTEE: WAYNE HART						
0964/0533	9/30/2002	WD	Q	I		35,500
GRANTOR: YAKUBSIN						
GRANTEE: WAYNE HART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W16 S12 E16$ W34 S23 E14 FOP= S6 E14 N6 W14$ E14 S4 FGR= S19 E20 N19 W20$ E20 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	410.00	UT	2.00	2.00	100	2019	2019	3	100	820	
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 8,620

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 12/30/2019 BY HC Total Acres: 0.95 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/07/2025 BY SYS