N1/2 OF N1/2 OF SE1/4 OF NE1/4.

499-691

WEAVER LARRY/WEAVER JOAN
2360 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2025

20-6S-16-03898-002

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 5000 IMPROVED AG

MAP NUM | MKT AREA 02

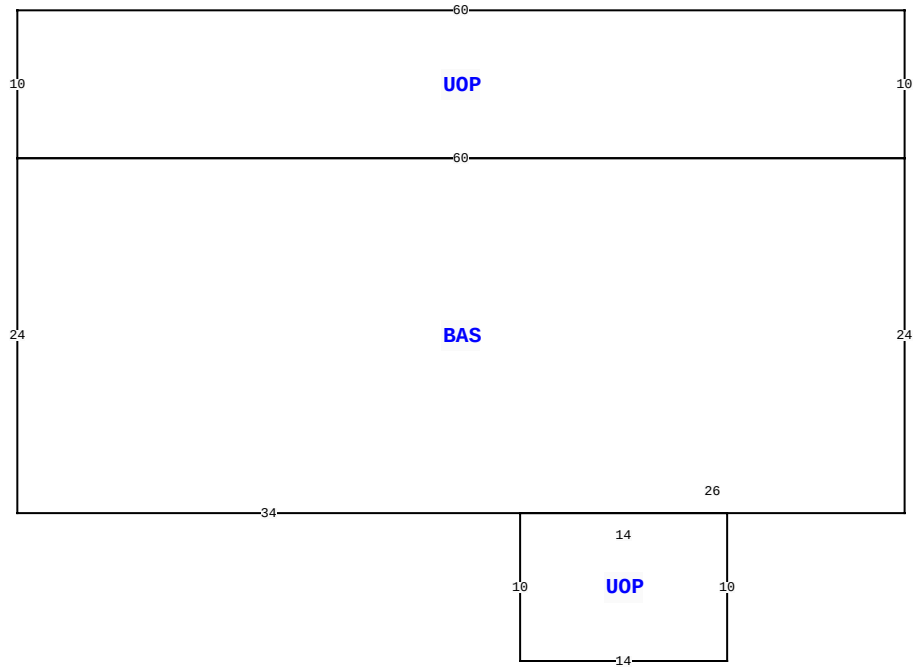
NEIGHBORHOOD/LOC 20616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,055
UOP	140	25		35	974
UOP	600	25		150	4,172
TOTALS	2,180			1,625	45,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,625	115.9000	69.54	113,002	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 0 Heated Area: 1440 HX Base Yr



2360 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		45,201
TOTAL MARKET OB/XF VALUE		22,584
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		79,805
SOH/AGL Deduction		30,106
ASSESSED VALUE		49,699
TOTAL EXEMPTION VALUE	HX HB SX	49,699
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		162,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,836

PRMT:1:1: REROOF MBL HOME

XFOB:1:1: CHADWICK MH

BLDG:1:1: CHADWICK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052028	Generator	0	01/09/2025
29936	GARAGE	145	02/14/2012
7427	M H	60	07/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0499/0691	10/01/1982	WD	Q	V		20,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UOP= N10 W60 S10 E60$ W60 S24 E34 UOP= S10 E14N10 W14$ E26$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	10	16	160.00	UT	2.00	2.00	40	1993	1993	3	40	128	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	70	1993	1993	3	70	1,512	
4	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	70	1993	1993	3	70	1,344	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
7	0294	SHED WOOD/	0	100	24	40	960.00	UT	10.00	10.00	100	2012	2012	3	100	9,600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 22,584

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 06/03/2015 BY DF Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 08/06/2025 BY SYS