COMM SE COR OF SEC, RUN W 1325.0
RUN N 888.51 FT, E 1308.11 FT TO
MAINT RD, S 473.50 FT, W 510 FT,

CAPWELL WILLIAM F
P O BOX 689
FORT WHITE, FL 32038-0283

2025

20-6S-16-03898-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

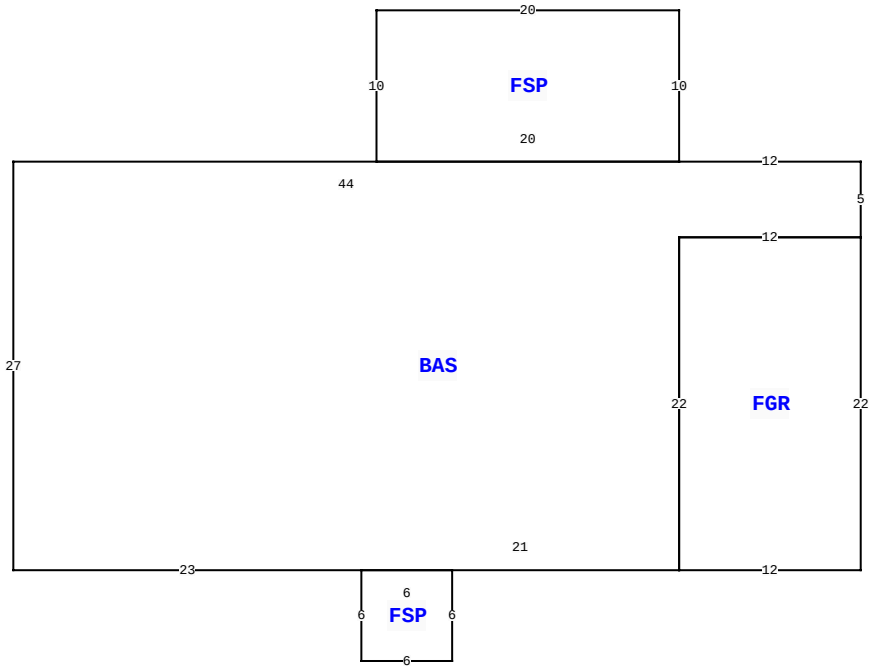
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	126,070
FGR	264	55		145	14,648
FSP	36	40		14	1,414
FSP	200	40		80	8,082
TOTALS	1,748			1,487	150,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	115.6320	129.51	192,581	2002	2002	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1248 HX Base Yr 2003



2984 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,213
TOTAL MARKET OB/XF VALUE		2,406
TOTAL LAND VALUE - MARKET		108,950
TOTAL MARKET VALUE		261,569
SOH/AGL Deduction		91,193
ASSESSED VALUE		170,376
TOTAL EXEMPTION VALUE	13 HX HB	170,376
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,980

SALE:1:1: 21.79 AC (MKT = 28,327)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18795	SFR	219	10/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0901/0108	4/11/2000	WD	Q	V		55,357
GRANTOR: CARL IVEY CARTER						
GRANTEE: WILLIAM CAPWELL (AL						
0829/2276	10/16/1996	WD	Q	V		36,100
GRANTOR: KENNETH G & GUYTHA RE						
GRANTEE: CARL IVEY CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W20 S10 E20$ W44 S27 E23 FSP= S6 E6 N6 W6$ E21 FGR= E12 N22 W12 S22$ N22 E12 N5$.

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	0166	CONC,PAVMT	0	100	0	0	219.00	UT	2.00	2.00	100	2002	2002	3	100	438	
2	0060	CARPORT F	0	100	12	20	240.00	UT	4.00	4.00	75	2002	2002	3	75	720	
3	0294	SHED WOOD/	0	100	12	17	204.00	UT	7.50	7.50	75	2008	2008	3	75	1,148	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	21.79	AC		1.00	1.00	1.00	5,000.00	5,000.00	108,950							

REVIEW DATE 06/03/2015 BY DF Total Acres: 21.79 Total Land Value: 108,950 Market: 0 Agricultural: 0 Common: 108,950 PRINTED 08/06/2025 BY SYS