COMM SE COR OF SEC, RUN N 1463.5
RUN W 1331.78 FT, N 417.94 FT, E
FT, E 1060.92 FT, S 457.98 FT TO

ONG JAMES/ONG DEBORAH
2776 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2025

20-6S-16-03898-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

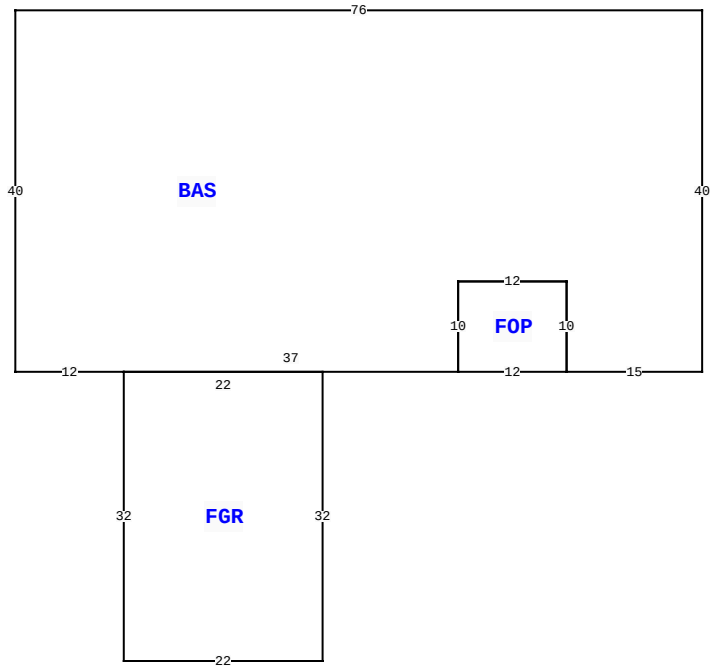
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,920	100		2,920	212,598
FGR	704	55		387	28,176
FOP	120	35		42	3,058
TOTALS	3,744			3,349	243,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	3,349	113.9000	107.07	358,577	2010	2010	0	0	0	32.00	68.00

3 MANUF 2 – 100% - 2024 Heated Area: 2920 HX Base Yr 2024



2774 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,832
TOTAL MARKET OB/XF VALUE		45,420
TOTAL LAND VALUE - MARKET		123,750
TOTAL MARKET VALUE		343,202
SOH/AGL Deduction		85,738
ASSESSED VALUE		257,464
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		201,742
TOTAL JUST VALUE		413,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047233	Electrical Servic	0	05/15/2023
000045301	Storage Building	5,516	08/26/2022
39901	ELECTRICAL	0	07/22/2020
39901	ELECTRICAL	0	06/08/2020
29780	GARAGE	182	11/21/2011
29687	M H	398	09/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/918	3/24/2023	WD	Q	I	01	425,000
GRANTOR: VARNON DAVID LAWRENCE						
GRANTEE: ONG JAMES						
1416/1076	4/24/2020	WD	U	I	11	0
GRANTOR: CHARLES R PEEK AS TRU						
GRANTEE: DAVID L & EMILY E V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S40 E12 FGR= S32 E22 N32 W22$ E37 FOP= E12 N10 W12 S10$ N10 E12 S10 E15 N40$.

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	0040	BARN,POLE	0	100	20	34	680.00	UT	2.00	2.00	100	2011	2011	3	100	1,360	
2	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2011	2011	3	100	2,160	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
9	0030	BARN,MT	0	100	40	30	1,200.00	UT	10.00	10.00	100	2015	2015	3	100	12,000	
10	0251	LEAN TO W/	0	100	14	40	560.00	UT	5.00	5.00	100	2015	2015	3	100	2,800	

TOTAL OB/XF 36,920

LAND DESCRIPTION

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	5.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	51,750							
2	6200	A	PASTURE 3	0		A-1			8.00	AC		1.00	1.00	1.00	275.00	275.00	2,200							
3	9910	M	MKT.VAL.AG	0		A-1			8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

REVIEW DATE 05/23/2023 BY ME Total Acres: 13.75 Total Land Value: 53,950 Market: 72,000 Agricultural: 2,200 Common: 51,750 PRINTED 04/29/2025 BY SYS

COMM SE COR OF SEC, RUN N 1463.5
RUN W 1331.78 FT, N 417.94 FT, E
FT, E 1060.92 FT, S 457.98 FT TO

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27918	M H	491	06/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: VARNON DAVID LAWRENCE						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0040	BARN,POLE	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
13	0030	BARN,MT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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

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