N1/2 OF S1/2 OF SE1/4 OF NE1/4 E
593-197, 612-111, 641-384, 807-2

BLIUMFELDAS WERNER/BLIUMFELDAS MARY E
2530 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

20-6S-16-03898-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

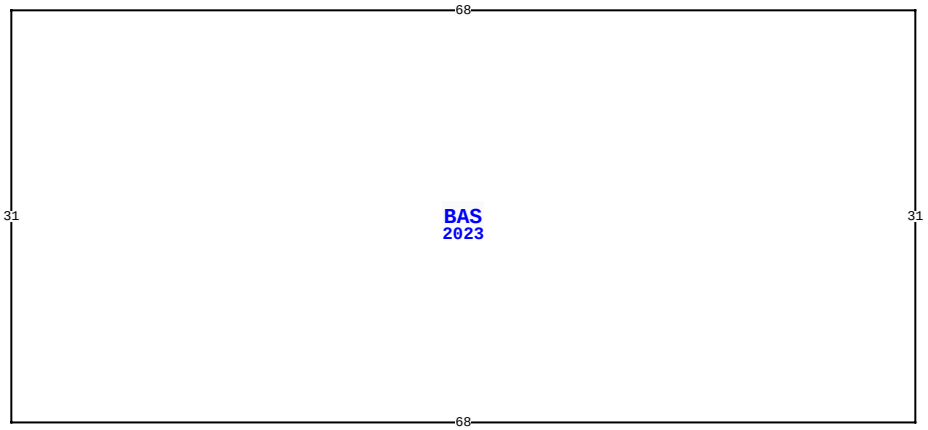
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	241,333
TOTALS	2,108			2,108	241,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	117.0000	120.51	254,035	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2108 HX Base Yr 2023



2536 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		476,027
TOTAL MARKET OB/XF VALUE		18,400
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		589,427
SOH/AGL Deduction		82,406
ASSESSED VALUE		507,021
TOTAL EXEMPTION VALUE	HX HB DH DHB	101,444
BASE TAXABLE VALUE		405,577
TOTAL JUST VALUE		589,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043111	Mobile Home		01/31/2022
000043096	Mobile Home		01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2780	7/27/2022	QC	U	V	11	100
GRANTOR: BLIUMFELDAS WERNER						
GRANTEE: BLIUMFELDAS WERNER						
1446/2704	8/08/2021	WD	Q	V	01	110,000
GRANTOR: IDAROLA LUCILLE						
GRANTEE: BLIUMFELDAS WERNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,14] E68 S31 W68 N31 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,400

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	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/06/2025 BY SYS

N1/2 OF S1/2 OF SE1/4 OF NE1/4 E
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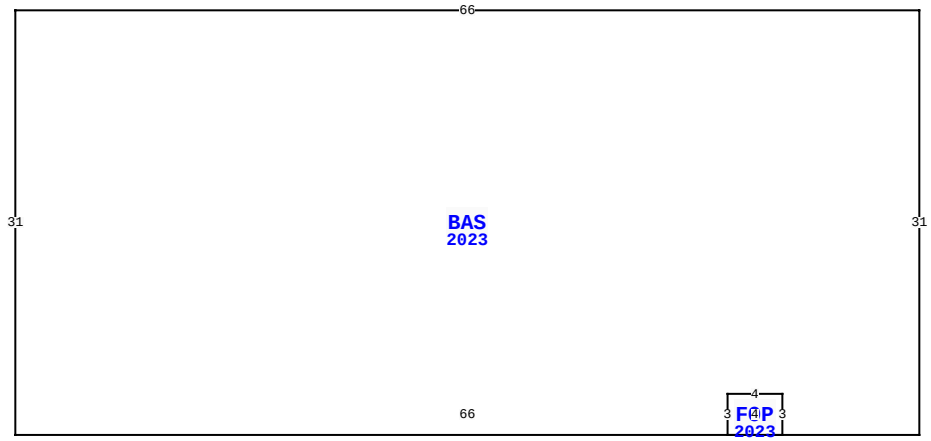
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2023	2,046	234,235
FOP	12	35	2023	4	458
TOTALS	2,058			2,050	234,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,050	117.0000	120.51	247,046	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2023 Heated Area: 2046 HX Base Yr 2023



2536 SW CENTERVILLE AVE, FORT WHITE

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1446/2704	8/08/2021	WD	Q	V	01	110,000
GRANTOR: IDAROLA LUCILLE						
GRANTEE: BLIUMFELDAS WERNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,14] E66 S31 W66 N31 $
FOP=[YR=2023;ORIG=69,42] E4 S3 W4 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/01/2022 BY MLU Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/06/2025 BY SYS