BEG NW COR OF SW1/4 OF SW1/4, RU
420 FT, W 420 FT, N 420 FT TO PO

FLORENCE JASON A/BEARE CHRISTINE ANNE
3915 SW CENTERVILLE AVE
FORT WHITE, FL 32038

**2026**

**28-6S-16-03964-001**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

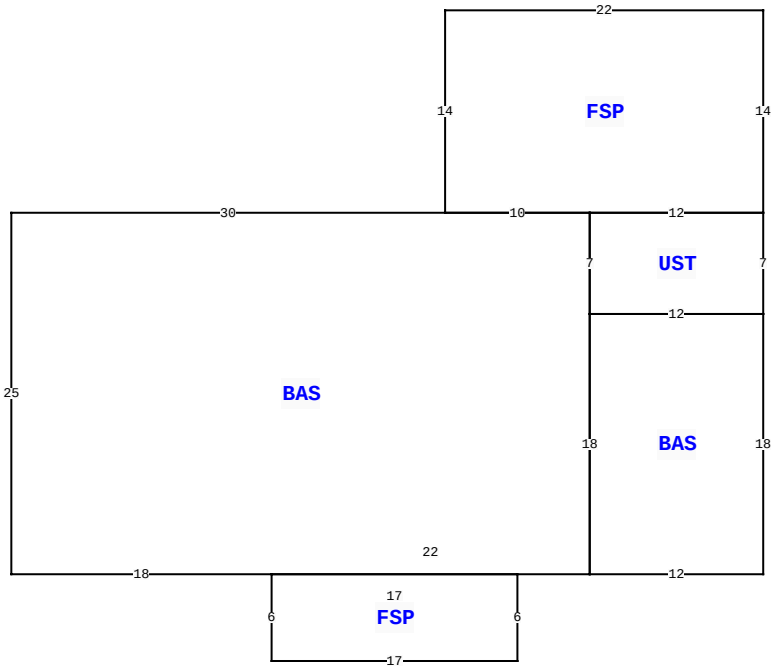
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 | 16.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 216 | 100 | | 216 | 19,154 |
| BAS | 1,000 | 100 | | 1,000 | 88,673 |
| FSP | 102 | 40 | | 41 | 3,635 |
| FSP | 308 | 40 | | 123 | 10,907 |
| UST | 84 | 45 | | 38 | 3,370 |
| TOTALS | 1,710 | | | 1,418 | 125,739 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,418 | 121.8000 | 136.42 | 193,444 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1216 HX Base Yr 2022




3915 SW CENTERVILLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/10/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,739 |
| TOTAL MARKET OB/XF VALUE | | 22,600 |
| TOTAL LAND VALUE - MARKET | | 28,835 |
| TOTAL MARKET VALUE | | 177,174 |
| SOH/AGL Deduction | | 16,361 |
| ASSESSED VALUE | | 160,813 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 110,091 |
| TOTAL JUST VALUE | | 177,174 |
| NCON VALUE | | 17,200 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,210 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053146 | Electrical Servic | | 05/19/2025 |
| 000053145 | Storage Building | 20,000 | 05/19/2025 |
| 000053071 | Right-of-Way Acce | | 05/12/2025 |
| 000049628 | Roof Replacement | 9,660 | 04/16/2024 |
| 13251 | PUMP/UTPOL | 30 | 11/03/1997 |
| 10816 | PUMP/UTPOL | 30 | 02/28/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/1821 | 3/22/2025 | WD | U | I | 11 | 100 |
| GRANTOR: FLORENCE JASON A | | | | | | |
| GRANTEE: FLORENCE JASON A | | | | | | |
| 1281/2764 | 9/19/2014 | WD | Q | I | 01 | 97,500 |
| GRANTOR: LAURA KATHERINE ANN P | | | | | | |
| GRANTEE: JASON A FLORENCE | | | | | | |

## BUILDING NOTES

## 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 400 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 5,000 | |
| 3 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 15,000.00 | 15,000.00 | 100 | 2026 | 2025 | | 100 | 15,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 300 | |

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S25 E18 E22 N18 N7 W10 $
FSP=[ORIG=10,0] E12 N14 W22 S14 E10 $
BAS=[ORIG=10,25] E12 N18 W12 S18 $
FSP=[ORIG=-12,25] S6 E17 N6 W17 $
UST=[ORIG=10,7] E12 N7 W12 S7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 22,600

| 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 | 3.95 | AC | | 1.00 | 1.00 | 1.00 | 7,300.00 | 7,300.00 | 28,835 | | | | | | | |

REVIEW DATE 10/30/2025 BY JB Total Acres: 3.95 Total Land Value: 28,835 Market: 0 Agricultural: 0 Common: 28,835 PRINTED 11/17/2025 BY SYS