

BEG NW COR OF SW1/4 OF SW1/4, RU
S 420 FT, W 1328.24 FT, N 420 FT
W 420 FT DESC ORB 956-2255.

SCHROADER BONNIE/SCHROADER JERRY
3863 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

28-6S-16-03964-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN 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	0200 MOBILE HOME	
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	1,512	100		1,512	110,772
FSP	91	40		36	2,638
FSP	180	40		72	5,275
UCP	600	20		120	8,791
TOTALS	2,383			1,740	127,475

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	16	16	256.00	UT	10.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0030	BARN, MT	0	100	60	24	1,440.00	UT	10.00
5	0070	CARPORT UF	0	100	0	0	3.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.86

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,740	119.9000	112.71	196,115	1993	2010	0	0	0	35.00	65.00
1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022												
3863 SW CENTERVILLE AVE, FORT WHITE												

BLD DATE			LGL DATE			04/07/2025		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						
L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
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5	0070	CARPORT UF	0	100	0	0	3.00	UT	1,000.00

TOTAL OB/XF									
27,560									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.86

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		127,475	
TOTAL MARKET OB/XF VALUE		27,560	
TOTAL LAND VALUE - MARKET		62,020	
TOTAL MARKET VALUE		217,055	
SOH/AGL Deduction		35,285	
ASSESSED VALUE		181,770	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		131,048	
TOTAL JUST VALUE		217,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2496	10/12/2021	WD	Q	I	01	238,000
GRANTOR: DELAY RONALD A						
GRANTEE: SCHROADER BONNIE						
1153/0375	6/24/2008	WD	Q	I		130,000
GRANTOR: ALBERT J FOE						
GRANTEE: RONALD A & SANDRA P						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 FSP= N10 W18 S10 E18\$ W31 S27 E16 FSP= S7 E13 N7 W13\$ E40 N1 UCP= E24 N25 W24 S25\$ N26\$.									