LOTS 32, 33 & 34 UNIT 17 THREE R
519-20, 1012-2402, WD 1012-2405,

NANO JOAN EDITH
1416 SW CENTRAL TER
FORT WHITE, FL 32038

2027

00-00-00-00953-000

BUILDING CHARACTERISTICS

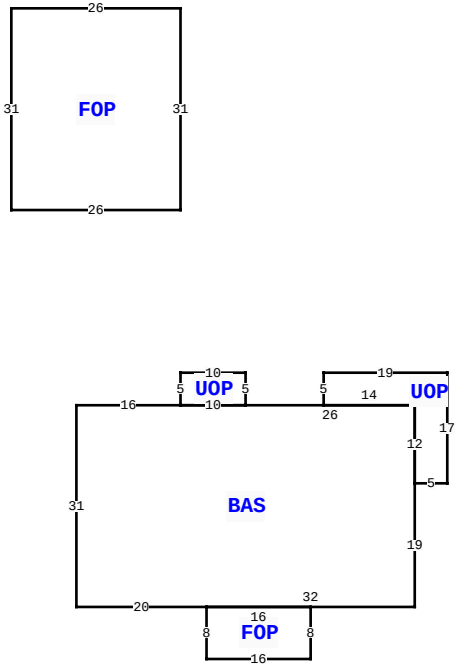
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	171,233
FOP	128	30		38	4,037
FOP	806	30		242	25,706
UOP	50	20		10	1,062
UOP	155	20		31	3,293
TOTALS	2,751			1,933	205,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,933	108.8340	132.78	256,664	2005	2005	0	0	0	20.00	80.00

1 SFR PILING 100% - 2006 Heated Area: 1612 HX Base Yr 2006



1416 SW CENTRAL TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,331
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	268,331
SOH/AGL Deduction	111,832
ASSESSED VALUE	156,499
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	55,088
TOTAL JUST VALUE	268,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22686	SFR	522	01/11/2005
20137	PUMP/UTPOL	30	11/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/2405	2/27/2004	WD	Q	V	01	100
GRANTOR: SUSAN B JOHNSON						
GRANTEE: JOAN EDITH NANO						
0519/0020	8/01/1983	CD	Q	V		11,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S31 E20 E32 N19 N12 W26 W10 $
FOP=[ORIG=0,-30] N31 W26 S31 E26 $
UOP=[ORIG=36,12] E5 N17 W19 S5 E14 S12 $
FOP=[ORIG=4,31] S8 E16 N8 W16 $
UOP=[ORIG=10,0] N5 W10 S5 E10 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	300.00	400.00	3.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	61,200							

REVIEW DATE 01/26/2016 BY DF Total Acres: 2.75 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 11/19/2026 BY SYS