LOTS 10,11 & 12 UNIT 20 THREE RI

462-814, 803-2319, 807-2081, 816

GEE JAMES ANTHONY/GEE SARAH JOANN
1621 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-01242-000

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	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

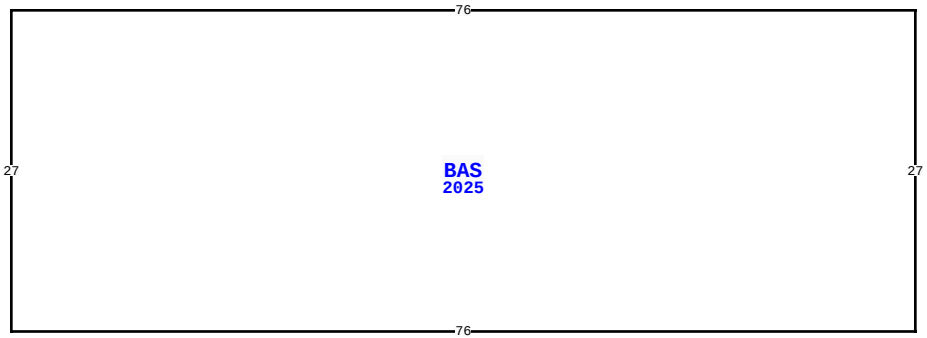
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2025	2,052	242,823
TOTALS	2,052			2,052	242,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	115.0000	120.75	247,779	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 2052 HX Base Yr 2025



1621 SW CENTRAL TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,823
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		328,223
SOH/AGL Deduction		143,774
ASSESSED VALUE		184,449
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		128,038
TOTAL JUST VALUE		328,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048154	Mobile Home		09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/257	5/19/2023	WD	Q	V	05	85,000
GRANTOR: WATTERS THOMAS M						
GRANTEE: GEE JAMES ANTHONY						
0988/0427	7/02/2003	WD	Q	V	06	100
GRANTOR: THOMAS M & JANE S WAT						
GRANTEE: THOMAS M & JANE S W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,21] E76 S27 W76 N27 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,400.00	6,400.00	100	2025	2024		100	6,400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	0200	C	MBL HM	100		A-1	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							
2	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/30/2024 BY JB Total Acres: 2.75 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 05/15/2026 BY SYS