LOTS 52, 53, 54 & 55 UNIT 20 THR ESTATES.

RITTENHOUSE CHERYL ANN
1911 SW CENTRAL TERRACE
FORT WHITE, FL 32038

**2027**

**00-00-00-01272-000**

## BUILDING CHARACTERISTICS

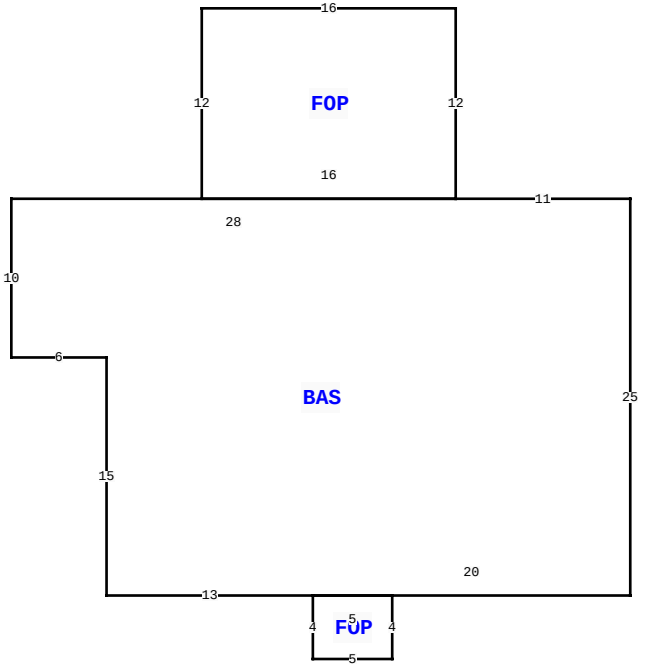
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | | 100000.20 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 885 | 100 | | 885 | 74,300 |
| FOP | 20 | 30 | | 6 | 504 |
| FOP | 192 | 30 | | 58 | 4,869 |
| TOTALS | 1,097 | | | 949 | 79,672 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 949 | 117.4160 | 129.16 | 122,573 | 1996 | 1996 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 885 HX Base Yr 2002




1911 SW CENTRAL TER, FORT WHITE

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

## 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 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 1,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 30 | 34 | 1,020.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 2,040 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,672 |
| TOTAL MARKET OB/XF VALUE | | 4,840 |
| TOTAL LAND VALUE - MARKET | | 86,400 |
| TOTAL MARKET VALUE | | 170,912 |
| SOH/AGL Deduction | | 82,372 |
| ASSESSED VALUE | | 88,540 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 32,129 |
| TOTAL JUST VALUE | | 170,912 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056916 | Roof Replacement | 9,700 | 11/04/2026 |
| 11282 | SFR | 160 | 06/14/1996 |
| 11251 | PUMP/UTPOL | 30 | 06/07/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1510/148 | 3/08/2024 | LE | U | I | 14 | 100 |
| GRANTOR: WILSON MICHAEL J | | | | | | |
| GRANTEE: WILSON MICHAEL J (E | | | | | | |
| 0918/2520 | 1/22/2001 | WD | Q | I | | 55,000 |
| GRANTOR: DOUTHIT | | | | | | |
| GRANTEE: MICHAEL & ANNIE L W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FOP= N12 W16 S12 E16$ W28 S10 E6 S15 E13 FOP= S4 E5 N4 W5$ E20 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 4,840

| 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 | 3.00 | LT | | 1.00 | 1.00 | 0.90 | 24,000.00 | 21,600.00 | 64,800 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 24,000.00 | 21,600.00 | 21,600 | | | | | | | |

REVIEW DATE 02/01/2016 BY DF Total Acres: 3.67 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 11/17/2026 BY SYS