BEG SW COR OF NW1/4 OF SW1/4, RU
480 FT, S 241 FT, W 480 FT TO PO

PORTER EATHAN N JR
869 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

09-6S-16-03809-001

BUILDING CHARACTERISTICS

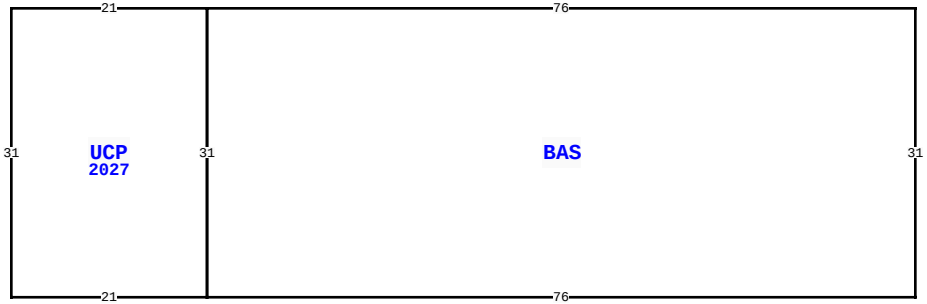
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	9616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
UCP	651	20	2027	130	3,554
TOTALS	3,007			2,486	67,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,486	113.9000	68.34	169,893	2003	2002	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 2356 HX Base Yr 2003



869 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 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		67,957
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		7,980
TOTAL MARKET VALUE		85,837
SOH/AGL Deduction		4,549
ASSESSED VALUE		81,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,877
TOTAL JUST VALUE		85,837
NCON VALUE		4,953
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/0147	7/05/2002	WD	Q	V	03	100

GRANTOR: ANNIE L & NORMAN PORT

GRANTEE: EATHAN N PORTER JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S31 E76 N31 $
UCP=[YR=2027;ORIG=-97,0] E21 S31 W21 N31 $
.

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	2002	2002	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2027	2026		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0.00	0.00	2.66	AC		1.00	1.00	1.00	3,000.00	3,000.00	7,980							

REVIEW DATE 04/30/2026 BY KS Total Acres: 2.66 Total Land Value: 7,980 Market: 0 Agricultural: 0 Common: 7,980 PRINTED 11/17/2026 BY SYS