LOT 7 BLOCK C ICHETUCKNEE PINE S

647-562, 901-287, WD 1339-1665,

BORNT SAMUEL J/BORNT ARLEEN M
1751 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

16-6S-16-03832-115

BUILDING CHARACTERISTICS

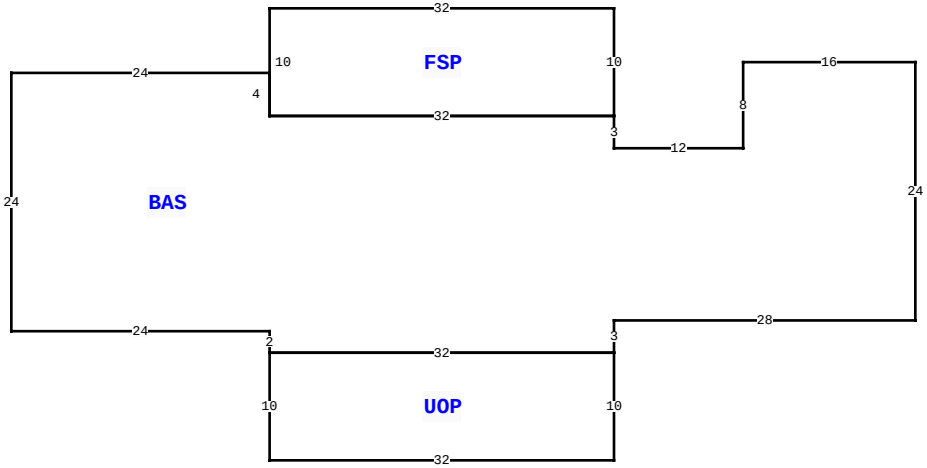
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	147,429
FSP	320	40		128	10,167
UOP	320	20		64	5,084
TOTALS	2,496			2,048	162,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	109.0000	119.90	245,555	1998	1998	0	0	0	33.75	66.25

2 SINGLE FAM 100% - 2018 Heated Area: 1856 HX Base Yr 2018



1751 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0166	CONC,PAVMT	0	100	16	18	288.00	UT	3.00	3.00	100	2006	2006	3	100	864	
3	0200	GARAGE F	0	100	24	36	864.00	UT	22.00	22.00	100	2006	2006	3	100	19,008	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,680
TOTAL MARKET OB/XF VALUE	20,672
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	238,352
SOH/AGL Deduction	65,474
ASSESSED VALUE	172,878
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	121,467
TOTAL JUST VALUE	238,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,310

PRMT:1:1: UTIL POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13111	PUMP/UTPOL	30	09/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/841	7/01/2026	LE	U	I	14	100
GRANTOR: BORNT SAMUELJ (ENH LI						
GRANTEE: BORNT JEDEDIAH CATL						
1339/1665	6/27/2017	WD	Q	I	01	160,000
GRANTOR: WILLIAM D & CAROLINE						
GRANTEE: SAMUEL J & ARLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S8 W12 N3 FSP= N10 W32 S10 E32$ W32 N4 W24 S24 E24 S2 UOP= S10 E32 N10 W32$ E32 N3 E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,672

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/06/2026 BY KS Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS