LOT 8 BLOCK C ICHETUCKNEE PINES S/D.

O'CONNOR GEORGE M/O'CONNOR JACKIE L
1805 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

16-6S-16-03832-116

BUILDING CHARACTERISTICS

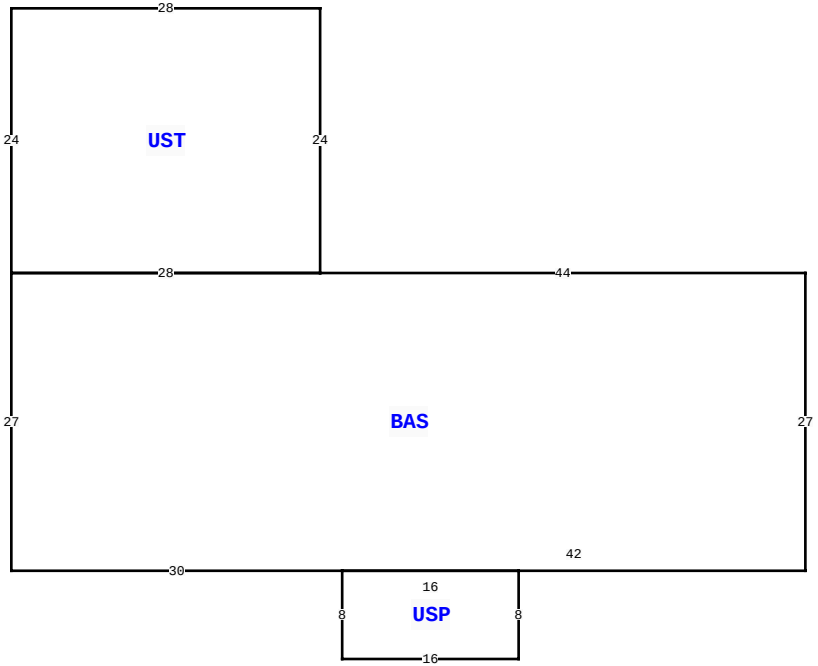
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	115,249
USP	128	35		45	2,668
UST	672	45		302	17,904
TOTALS	2,744			2,291	135,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,291	115.9000	107.79	246,947	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1944 HX Base Yr 2018



1805 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	5.00	5.00	100	2005	2005	3	100	1,920	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,821
TOTAL MARKET OB/XF VALUE		12,820
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		203,641
SOH/AGL Deduction		103,638
ASSESSED VALUE		100,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,592
TOTAL JUST VALUE		203,641
NCON VALUE		3,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22621	M H	429	12/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1347	5/23/2017	WD	Q	I	01	112,000
GRANTOR: BOBBY GLENN & JEANNE						
GRANTEE: GEORGE M & JACKIE L						
1337/1346	5/02/2017	WD	U	I	11	100
GRANTOR: J L DICKS						
GRANTEE: BOBBY GLENN & JEANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 W28 S27 E30 E42 N27 $
UST=[ORIG=-44,0] N24 W28 S24 E28 $
USP=[ORIG=-42,27] S8 E16 N8 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,820

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

REVIEW DATE 09/24/2026 BY Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS