

COMM NW COR OF NW1/4, RUN E 25 F
 OAK RD FOR POB, RUN S ALONG R/W
 816.38 FT, N 283.40 FT, W 815.61

FRANCO JOE W/CAYENNE L HARDY
 1147 SW CENTERVILLE AVE
 FORT WHITE, FL 32038-6131

2026

16-6S-16-03832-301



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		960
			56,433

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2021								
					Heated Area: 960			HX Base Yr 2021				
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
1147 SW CENTERVILLE AVE, FORT WHITE 05/07/2026 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			56,433
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			115,433
SOH/AGL Deduction			47,447
ASSESSED VALUE			67,986
TOTAL EXEMPTION VALUE	HX HB		42,986
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			115,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35404	M H	450	06/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/1821	3/08/2017	WD	Q	V	03	20,000
GRANTOR: RANDY & LINDA THOMAS						
GRANTEE: JOE W FRANCO & CAYE						
1177/2660	7/16/2009	WD	U	V	11	0
GRANTOR: TAMMY MILLER						
GRANTEE: RANDY & LINDA THOMA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100		3
TOTAL OB/XF 7,000												

BUILDING NOTES												
BAS= W60 S16 E60 N16\$.												

BUILDING DIMENSIONS												
BAS= W60 S16 E60 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.80	65,000.00	52,000.00	52,000								