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

2027

16-6S-16-03832-301

BUILDING CHARACTERISTICS

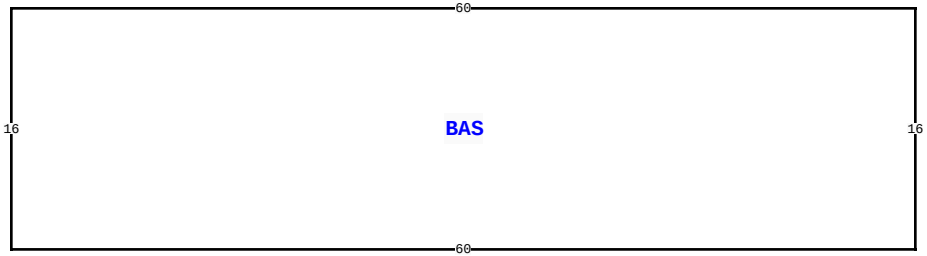
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,813
TOTALS	960			960	56,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	115.7000	107.60	103,296	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 960 HX Base Yr 2021



1147 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,813
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		116,613
SOH/AGL Deduction		45,787
ASSESSED VALUE		70,826
TOTAL EXEMPTION VALUE	HX HB	45,826
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,613
NCON VALUE		800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,433

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0.80	65,000.00	52,000.00	52,000							

REVIEW DATE 05/06/2026 BY KS Total Acres: 5.31 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS