(AKA LOT 5 SPRING RUN S/D PHASE
COMM NW COR OF NW1/4, RUN E 25 F
CENTERVILLE AVE (FKA LAZY OAK RD

COLE RUSSELL E/COLE DOROTHY G
1351 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

16-6S-16-03832-305

BUILDING CHARACTERISTICS

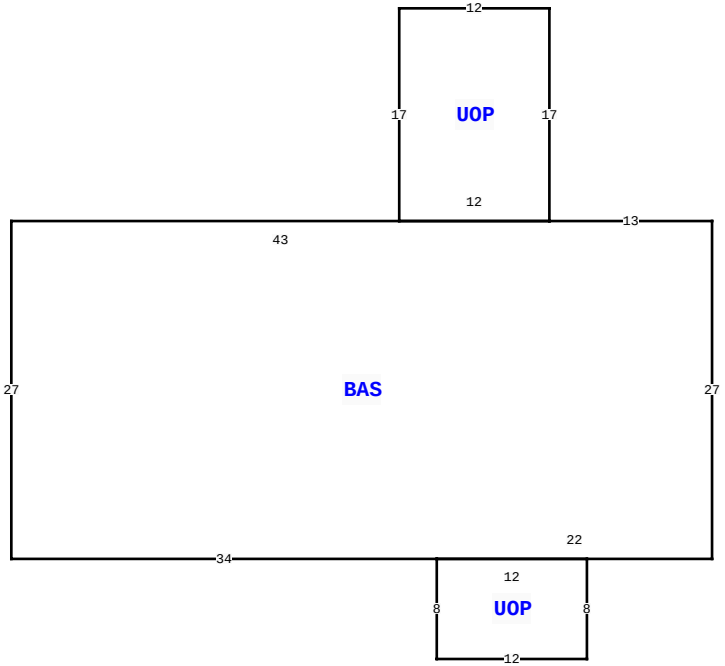
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,512	100		1,512	18,592
UOP	96	25		24	295
UOP	204	25		51	627
TOTALS	1,812			1,587	19,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,587	51.2400	30.74	48,784	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1512 HX Base Yr 2021



1351 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1988	1988	3	100	1,200	
5	0070	CARPORT UF	0	100	30	60	1.00	UT	7,200.00	7,200.00	100	2027	2026		100	7,200	
6	0294	SHED WOOD/	0	100	16	40	1.00	UT	9,600.00	9,600.00	100	2027	2026		100	9,600	
7	0296	SHED METAL	0	100	10	12	1.00	UT	2,160.00	2,160.00	100	2027	2026		100	2,160	
8	0296	SHED METAL	0	100	10	12	1.00	UT	2,160.00	2,160.00	100	2027	2026		100	2,160	
9	0210	GARAGE U	0	100	40	40	1.00	UT	21,600.00	21,600.00	100	2027	2026		100	21,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,514
TOTAL MARKET OB/XF VALUE		52,420
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		136,934
SOH/AGL Deduction		57,835
ASSESSED VALUE		79,099
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,688
TOTAL JUST VALUE		136,934
NCON VALUE		42,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,214

XFOB:1:1: PINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044908	Electrical Servic	0	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1410	4/28/2014	WD	Q	I	01	44,000
GRANTOR: JOHN J & MARY JANE PA						
GRANTEE: RUSSELL E & DOROTHY						
0996/1154	9/29/2003	WD	Q	I		36,000
GRANTOR: JAMES M & DENISE AM L						
GRANTEE: JOHN J & MARY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N17 W12 S17 E12$ W43 S27 E34 UOP= S8 E12 N8 W12$ E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 52,420

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/06/2026 BY KS Total Acres: 5.33 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS