

COMM NW COR OF NW1/4, RUN E 25
 FT TO E R/W LAZY OAK RD, RUN S
 ALONG R/W 1417.50 FT FOR POB,

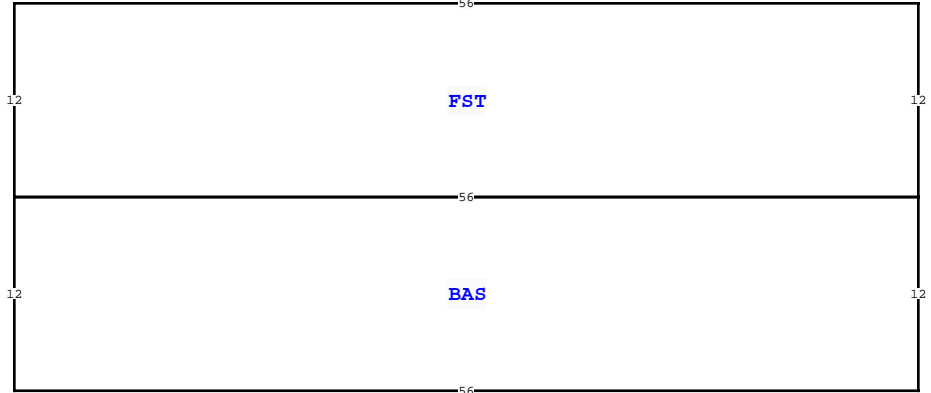
SMALL TERRY A
 1379 SW CENTERVILLE AVE
 FORT WHITE, FL 32038

2026

16-6S-16-03832-306

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			02		
		16616.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,340
FST	672	55		370	7,345
TOTALS	1,344			1,042	20,686

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2019		51,714	1978	1978	0	0	60.00	40.00
				Heated Area: 672			HX Base Yr 2019				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,686	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		92,686	
SOH/AGL Deduction		51,091	
ASSESSED VALUE		41,595	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		16,595	
TOTAL JUST VALUE		92,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,686	
XFOB:1:1: OAK MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33598	RECONNECT	75	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/0898	1/25/2004	WD	U	I	08	12,000
GRANTOR: MARTIN						
GRANTEE: SMALL						
0711/0187	2/13/1990	WD	Q	V		12,000
GRANTOR: WALKER						
GRANTEE: MARTIN						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1379 SW CENTERVILLE AVE, FORT WHITE					05/07/2026	MLU	

L N	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N12 FST= N12 W56 S12 E56\$ W56 S12 E56\$.	

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	1.00	65,000.00	65,000.00	65,000							