

BEG NE COR OF SEC, S 273.30 FT,
273.3 FT, E 1396.56 FT TO POB.

COLLINS JULIAN S SR
1094 SW CENTERVILLE AV
FORT WHITE, FL 32038

2026

17-6S-16-03843-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																						STANDARD																											
																				VALUATION BY					Tax Group: 3					Tax Dist:																			
																				BUILDING MARKET VALUE										0																			
																				TOTAL MARKET OB/XF VALUE										0																			
																				TOTAL LAND VALUE - MARKET										76,220																			
																				TOTAL MARKET VALUE										15,453																			
																				SOH/AGL Deduction										5,075																			
																				ASSESSED VALUE										10,378																			
																				TOTAL EXEMPTION VALUE										0																			
																				BASE TAXABLE VALUE										10,378																			
																				TOTAL JUST VALUE										76,220																			
																				NCON VALUE										0																			
																				INCOME VALUE																													
																				PREVIOUS YEAR MKT VALUE										73,720																			
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED																	
																				30485				M H				404				09/25/2012																	
																				SALES DATA																													
																				OFF RECORD Number		DATE		TYPE INST	Q U	V I	R SN CD	SALE PRICE																					
																				1494/2058		6/14/2023		LE	U	I	14	100																					
																				GRANTOR: COLLINS JULIAN S SR																													
																				GRANTEE: COLLINS ALICE P (LI																													
																				BUILDING NOTES																													
																				BUILDING DIMENSIONS																													
TOTALS										1096 SW CENTERVILLE AVE, FORT WHITE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/06/2026 MLU									
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	Q	% COND	OB/XF MKT VALUE	NOTES																																	
LAND DESCRIPTION										TOTAL OB/XF										0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.76	AC		1.00	1.00	1.00	445.00	445.00	3,453																																
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,220																																
3	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000																																
REVIEW DATE 05/13/2026 BY JB Total Acres: 8.76 Total Land Value: 15,453 Market: 64,220 Agricultural: 3,453 Common: 12,000 PRINTED 06/08/2026 BY SYS																																																	