LOT 5 PALAWAN ESTATES S/D.
815-942, 833-1362, DIVORCE 943-1

MONSRUD MERLIN C
P O BOX 765
FORT WHITE, FL 32038-0765

2026

17-6S-16-03852-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

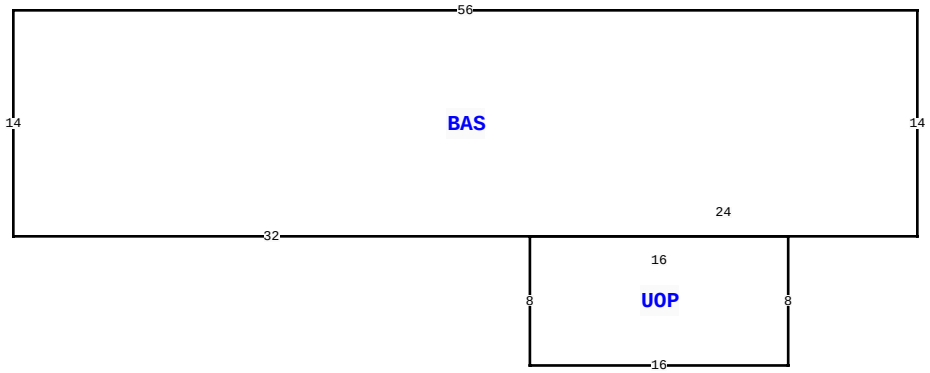
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	57,880
UOP	128	25		32	2,362
TOTALS	912			816	60,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	816	142.8000	134.23	109,532	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 784 HX Base Yr 2007



1690 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,243
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		90,943
SOH/AGL Deduction		51,249
ASSESSED VALUE		39,694
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		9,694
TOTAL JUST VALUE		90,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13407	M H	125	12/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1096/2524	9/19/2006	WD	Q	I		62,000
GRANTOR: REX MARTIN						
GRANTEE: MERLIN C & BETTE L						
1059/1791	9/19/2005	WD	Q	I		34,000
GRANTOR: CHRISTOPHER RANGE						
GRANTEE: REX MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E32 UOP= S8 E16 N8 W16 $ E24 N14$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/14/2026 BY JB Total Acres: 0.95 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/08/2026 BY SYS