LOT 6 PALAWAN ESTATES S/D.

651-198, 798-411, 805-1320, 901-

ROLL PHYLLIS
1682 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

17-6S-16-03852-006

BUILDING CHARACTERISTICS

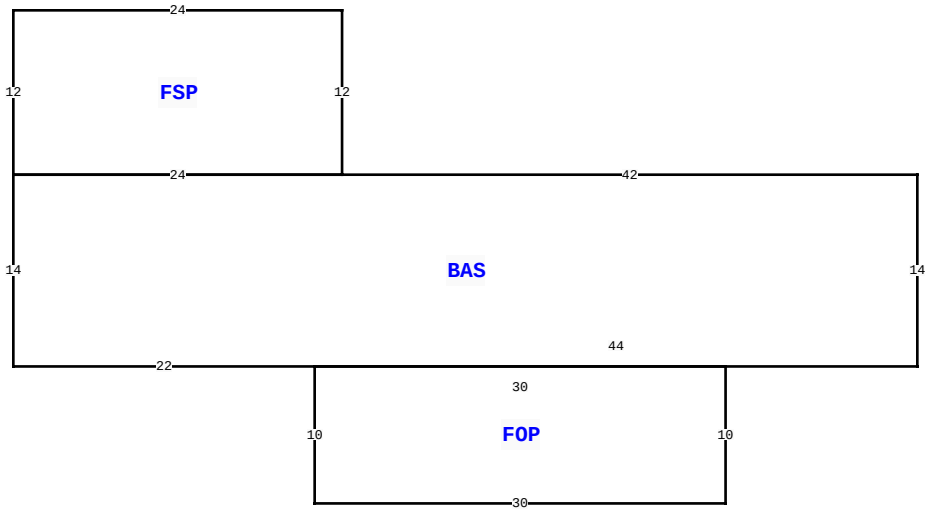
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	924	100		924	54,352
FOP	300	35		105	6,177
FSP	288	40		115	6,764
TOTALS	1,512			1,144	67,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	115.0000	106.95	122,351	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 924 HX Base Yr 2008



1682 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	1993	1993	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,293
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		101,893
SOH/AGL Deduction		55,391
ASSESSED VALUE		46,502
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		16,502
TOTAL JUST VALUE		101,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9762	M H	125	05/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1129/2156	8/30/2007	WD	Q	I		72,000
GRANTOR: WADE J & GLORIDA J GR						
GRANTEE: FREDERICK J & PHYLL						
1102/1534	11/20/2006	WD	Q	I		65,900
GRANTOR: ROBERT H & JANET P RI						
GRANTEE: WADE J & GLORIA J G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FSP= N12 W24 S12 E24$ W24 S14 E22 FOP= S10 E30 N10 W30$ E44 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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 11/17/2026 BY SYS