LOT 8 PALAWAN ESTATES S/D.

624-542, 752-1978, DC 1183-2301,

KINCEL LARRY J/KINCEL KIMBERLY L
1620 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

17-6S-16-03852-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

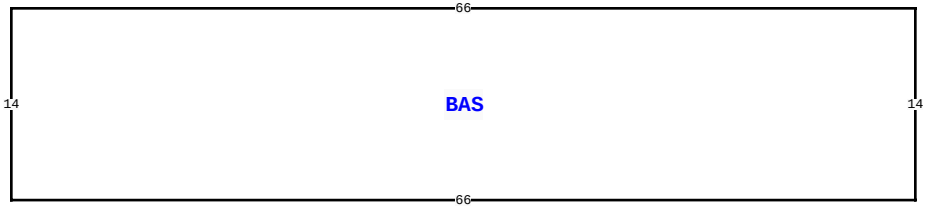
NEIGHBORHOOD/LOC 17616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,815
TOTALS	924			924	24,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	111.9000	67.14	62,037	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 924 HX Base Yr 2021



1620 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	
2	0080	DECKING	0	100	12	12	144.00	UT	5.00	5.00	100	1993	1993	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0081	DECKING WI	0	100	12	12	144.00	UT	12.00	12.00	100	2008	2008	3	100	1,728	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,815
TOTAL MARKET OB/XF VALUE		9,948
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		56,763
SOH/AGL Deduction		42,422
ASSESSED VALUE		14,341
TOTAL EXEMPTION VALUE	HX HB	14,341
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,763

SALE:1:1: LOT 8, PALAWAN ESTATES

XFOB:1:1: RIVERMIST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0585	4/17/2020	WD	U	I	11	100
GRANTOR: LARRY & KIMBERLY KINC						
GRANTEE: LARRY & KIMBERLY KI						
1200/1986	8/31/2010	WD	Q	I	01	27,500
GRANTOR: ANNA M SWANSON						
GRANTEE: LARRY & KIMBERLY KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,948

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	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