W1/2 OF NW1/4 OF NE1/4.

743-919, 817-1167, WD 1412-1025,

THROM FAMILY TRUST DATED DECEMBER 2, 2021
1963 TWO HORSE TRL
TALLAHASSEE, FL 32309

2027

20-6S-16-03890-000

BUILDING CHARACTERISTICS

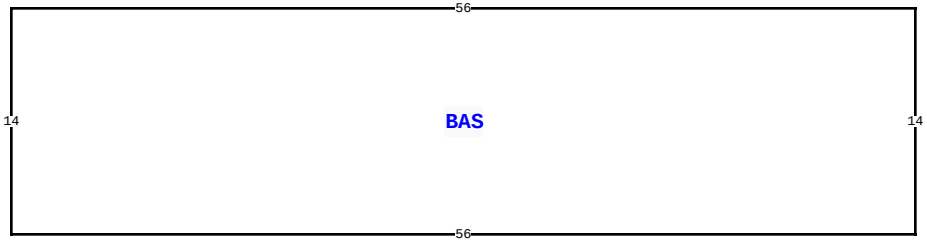
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,749
TOTALS	784			784	16,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	89.0100	53.41	41,873	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr



2110 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	50.00	50.00	100	2026	2025		100	50	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	50.00	50.00	100	2026	2025		100	50	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	50.00	50.00	100	2026	2025		100	50	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
6	0030	BARN,MT	0	0	60	55	1.00	UT	52,800.00	52,800.00	100	2026	2025		100	52,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,749
TOTAL MARKET OB/XF VALUE	60,050
TOTAL LAND VALUE - MARKET	143,640
TOTAL MARKET VALUE	89,284
SOH/AGL Deduction	0
ASSESSED VALUE	89,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,284
TOTAL JUST VALUE	220,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,439

SALE:1:1: AG LAND MKT VAL = 36,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27614	M H	0	02/03/2009
26731	M H	0	02/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/557	12/12/2021	QC	U	I	11	100
GRANTOR: THROM DOUGLAS						
GRANTEE: THROM FAMILY TRUST						
1412/1025	5/08/2020	WD	Q	I	01	109,000
GRANTOR: FLORENCE CONIGLIO						
GRANTEE: DOUGLAS & SHAUNA TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 60,050

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0					19.52	AC		1.00	1.00	1.00	281.00	281.00	5,485							
3	9910	M	MKT.VAL.AG	0					19.52	AC		1.00	1.00	1.00	7,000.00	7,000.00	136,640							

REVIEW DATE 05/08/2026 BY AJ Total Acres: 20.52 Total Land Value: 12,485 Market: 136,640 Agricultural: 5,485 Common: 7,000 PRINTED 11/17/2026 BY SYS