N1/2 OF S1/2 OF SE1/4 OF NE1/4 E

593-197, 612-111, 641-384, 807-2

BLIUMFELDAS WERNER/BLIUMFELDAS MARY E
2530 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

20-6S-16-03898-006

BUILDING CHARACTERISTICS

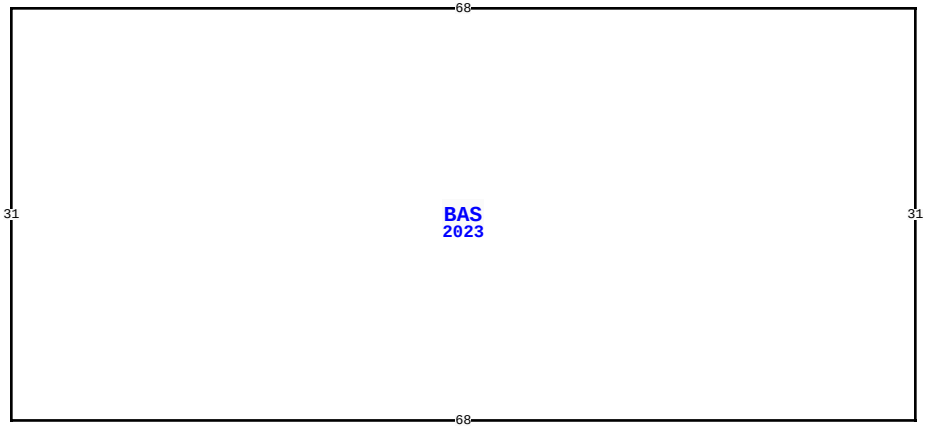
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	231,962
TOTALS	2,108			2,108	231,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	117.0000	115.83	244,170	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2108 HX Base Yr 2023



2536 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
7	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		457,541
TOTAL MARKET OB/XF VALUE		21,400
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		588,941
SOH/AGL Deduction		63,905
ASSESSED VALUE		525,036
TOTAL EXEMPTION VALUE	HX HB DH DHB	102,822
BASE TAXABLE VALUE		422,214
TOTAL JUST VALUE		588,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043111	Mobile Home		01/31/2022
000043096	Mobile Home		01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2780	7/27/2022	QC	U	V	11	100
GRANTOR: BLIUMFELDAS WERNER						
GRANTEE: BLIUMFELDAS WERNER						
1446/2704	8/08/2021	WD	Q	V	01	110,000
GRANTOR: IDAROLA LUCILLE						
GRANTEE: BLIUMFELDAS WERNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,14] E68 S31 W68 N31 $

.

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS

N1/2 OF S1/2 OF SE1/4 OF NE1/4 E

593-197, 612-111, 641-384, 807-2

BLIUMFELDAS WERNER/BLIUMFELDAS MARY E
2530 SW CENTERVILLE AVE
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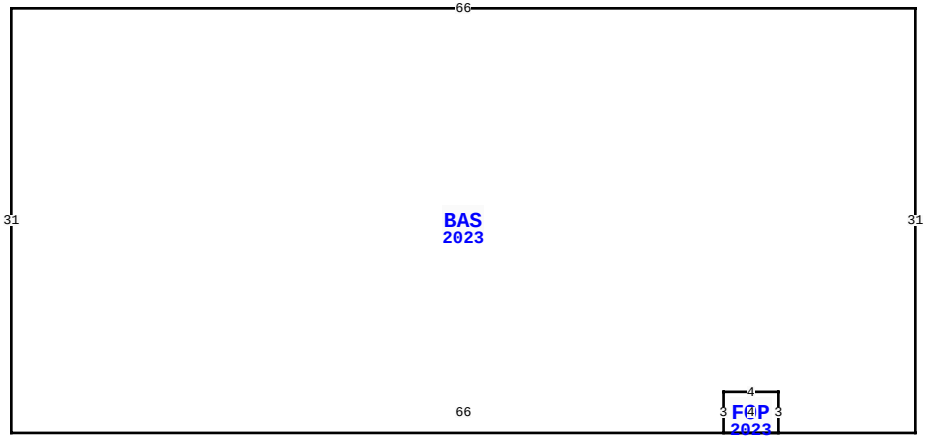
ELEMENT	CD	CONSTRUCTION
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Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2023	2,046	225,139
FOP	12	35	2023	4	440
TOTALS	2,058			2,050	225,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,050	117.0000	115.83	237,452	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2023 Heated Area: 2046 HX Base Yr 2023



2536 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1446/2704	8/08/2021	WD	Q	V	01	110,000
GRANTOR: IDAROLA LUCILLE						
GRANTEE: BLIUMFELDAS WERNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,14] E66 S31 W66 N31 $
FOP=[YR=2023;ORIG=69,42] E4 S3 W4 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/18/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS