W1/2 OF S1/2 OF S1/2 OF SE1/4 OF N1/2 OF NE1/4 OF SE1/4.

MATTESON ROBERT D REVOCABLE TRUST DATED FEBRUARY 1
2525 SWEETWATER TRAIL
WINTER PARK, FL 32789

2027

20-6S-16-03898-010

BUILDING CHARACTERISTICS

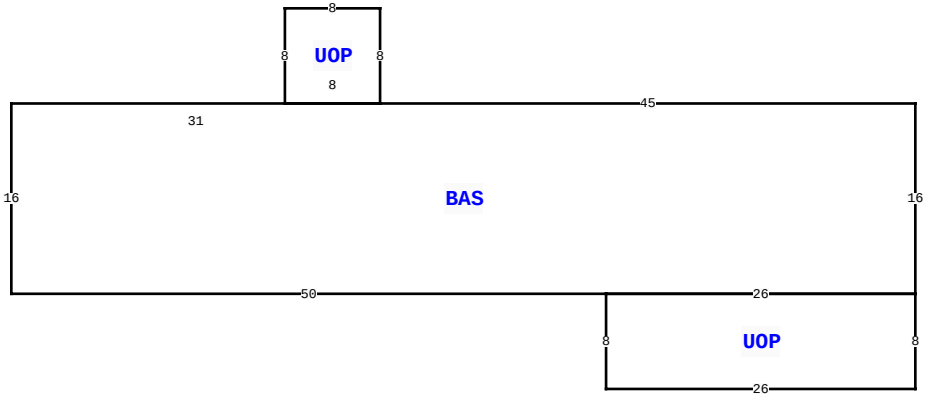
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	1,216	100		1,216	24,145
UOP	64	25		16	318
UOP	208	25		52	1,032
TOTALS	1,488			1,284	25,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,284	82.7280	49.64	63,738	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



2620 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	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	75	1993	1993	3	75	900	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	38	42	1,232.00	UT	5.00	5.00	100	2015	2015	3	100	6,160	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,495
TOTAL MARKET OB/XF VALUE	14,060
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	61,195
SOH/AGL Deduction	689
ASSESSED VALUE	60,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,506
TOTAL JUST VALUE	174,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1463	3/09/2026	TR	U	I	11	100
GRANTOR: MATTESON NANCY R REVO						
GRANTEE: MATTENSON ROBERT D						
1181/1185	9/23/2009	WD	U	I	11	100
GRANTOR: ROBERT & NANCY MATTES						
GRANTEE: NANCY R MATTESON TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N8 W8 S8 E8$ W31 S16 E50 UOP= S8 E26 N8 W26$ E26 N16$.

LAND DESCRIPTION

TOTAL OB/XF 14,060

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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	280.00	280.00	3,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 15.00 Total Land Value: 21,640 Market: 117,000 Agricultural: 3,640 Common: 18,000 PRINTED 11/16/2026 BY SYS