COMM NW COR OF SEC, RUN S 264.45
CONT S 264.45 FT, E 825.28 FT, N
825.28 FT TO POB. EX RD R/W. AKA

MORRISON SHAWN P/MORRISON CRISTINA K
2173 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

21-6S-16-03903-000

BUILDING CHARACTERISTICS

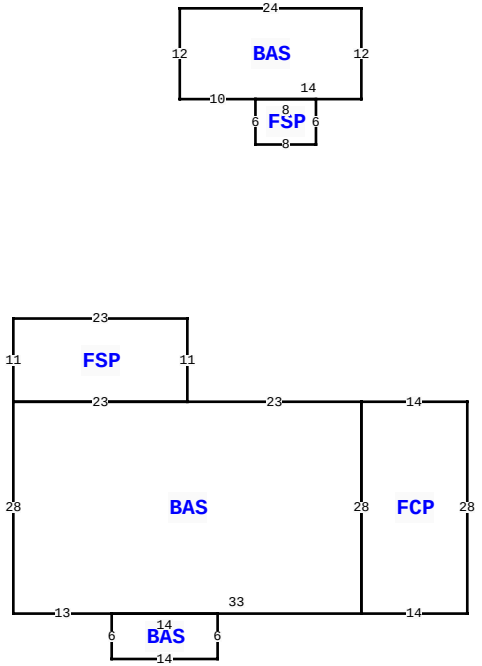
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	6,594
BAS	288	100		288	22,608
BAS	1,288	100		1,288	101,111
FCP	392	25		98	7,693
FSP	48	40		19	1,492
FSP	253	40		101	7,929
TOTALS	2,353			1,878	147,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	105.7300	116.30	218,411	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2012 Heated Area: 1660 HX Base Yr 2012



2173 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	0070	CARPORT UF	0	100	25	44	1,100.00	UT	1.50	1.50	100	2010	2010	3	100	1,650	
3	0282	POOL ENCL	0	100	22	38	836.00	UT	15.00	15.00	100	2010	2010	3	40	5,016	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,427
TOTAL MARKET OB/XF VALUE	12,816
TOTAL LAND VALUE - MARKET	63,180
TOTAL MARKET VALUE	223,423
SOH/AGL Deduction	67,414
ASSESSED VALUE	156,009
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	104,598
TOTAL JUST VALUE	223,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054769	Screen Enclosure	104,000	01/05/2026
000054698	Right-of-Way Acce		12/17/2025
000045331	Roof Replacement	15,861	08/30/2022
15775	SFR	220	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0892	6/30/2011	WD	Q	I	01	145,500
GRANTOR: RICHARD & NANCY JAMES						
GRANTEE: SHAWN P & CRISTINA						
1064/2051	11/07/2005	WD	U	I	09	189,900
GRANTOR: RAULSTONS						
GRANTEE: JAMES TRUSTEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N11 W23 S11 E23$ W23 S28 E13 BAS= S6E14 N6 W14$ E33 FCP= E14 N28 W14 S28$ N28$ PTR= N40 BAS= N12 W24 S12 E10 FSP= S6 E8 N6 W8$ E14$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 12,816

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	0100	C	SFR	100		A-1	0.00	0.00	4.86	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,180							

REVIEW DATE 05/11/2026 BY JB Total Acres: 4.86 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 11/17/2026 BY SYS