BEG NW COR OF SEC, RUN E 825.28
W 825.28 FT, N 264.45 FT TO POB,
PARCEL 1).

CARDIN JAMES F/CARDIN KIMBERLY L
2113 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

21-6S-16-03903-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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

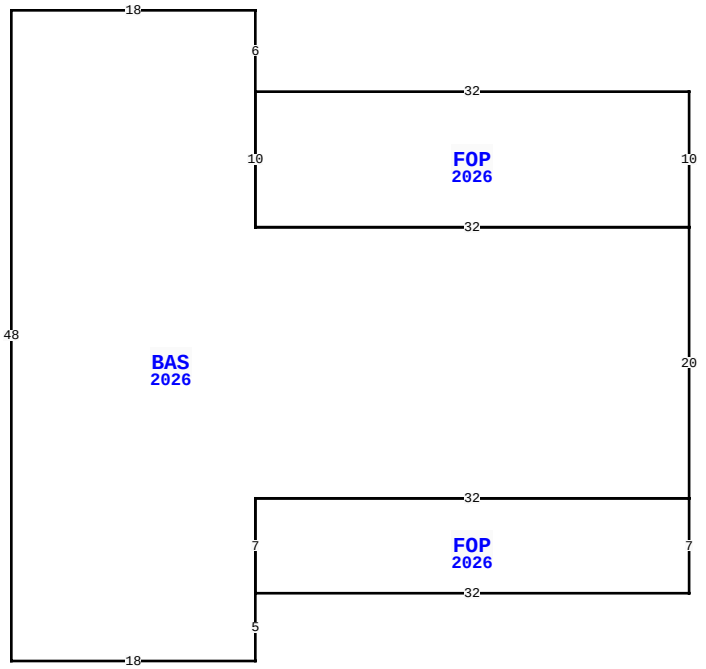
NEIGHBORHOOD/LOC 21616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	2026	1,504	183,202
FOP	224	30	2026	67	8,161
FOP	320	30	2026	96	11,694
TOTALS	2,048			1,667	203,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	110.7400	121.81	203,057	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 100% - 2026 Heated Area: 1504 HX Base Yr 2026



2113 SW CENTERVILLE AVE, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/06/2026 MLU | 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,057
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,790
TOTAL MARKET VALUE		265,847
SOH/AGL Deduction		0
ASSESSED VALUE		265,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,436
TOTAL JUST VALUE		265,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,548

SALE:1:1: ASSIGNMENT OF AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043791	New Residential C	65,000	02/28/2022
15775	SFR	220	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/59	5/28/2021	WD	Q	V	01	59,000
GRANTOR: WALDOCK ELIZABETH						
GRANTEE: CARDIN JAMES F						
1053/2698	8/01/2005	WD	U	V	08	72,000
GRANTOR: JAMES R & DIXIE R HAR						
GRANTEE: WALDOCK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=103,11] W32 S10 E32 N10 $
FOP=[YR=2026;ORIG=103,41] W32 S7 E32 N7 $
BAS=[YR=2026;ORIG=103,21] W32 N10 N6 W18 S48 E18 N5 N7 E32 N20 $
.

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
1	0100	C	SFR	100		A-1	0.00	0.00	4.83	AC		1.00	1.00	1.00	13,000.00	13,000.00	62,790							

REVIEW DATE 05/11/2026 BY JB Total Acres: 4.83 Total Land Value: 62,790 Market: 0 Agricultural: 0 Common: 62,790 PRINTED 11/17/2026 BY SYS