COMM NW COR, RUN S 528.9 FT FOR FT, N 72 FT, E 503.49 FT, S 864. FT, N 793.67 FT TO POB (AKA PARC

JONES JOSEPH MATTHEW/JONES BRIANNE NOELLE
2349 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

21-6S-16-03903-003

BUILDING CHARACTERISTICS

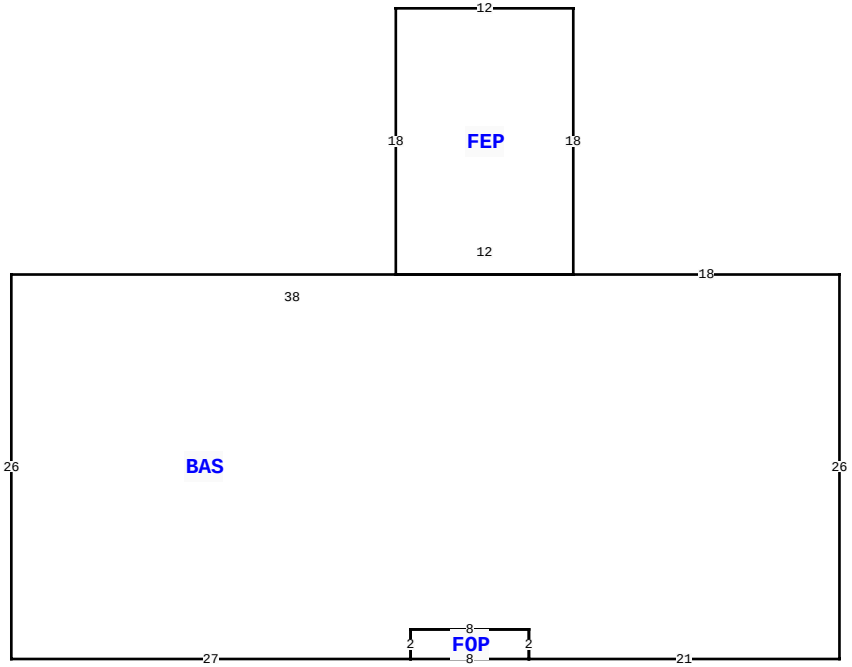
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	1,440	100		1,440	188,775
FEP	216	80		173	22,679
FOP	16	30		5	656
TOTALS	1,672			1,618	212,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	140.8365	154.92	250,661	1992	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2025 Heated Area: 1440 HX Base Yr 2025



2349 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0210	GARAGE U	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0040	BARN,POLE	0	100	11	20	220.00	UT	14.00	14.00	100	2006	2006	3	100	3,080	
3	0294	SHED WOOD/	0	100	16	20	320.00	UT	14.00	14.00	100	2006	2006	3	100	4,480	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
7	0294	SHED WOOD/	0	100	16	12	192.00	UT	14.00	14.00	100	2006	2006	3	100	2,688	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
9	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
10	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	10,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,034
TOTAL MARKET OB/XF VALUE		36,548
TOTAL LAND VALUE - MARKET		207,480
TOTAL MARKET VALUE		470,177
SOH/AGL Deduction		74,706
ASSESSED VALUE		395,471
TOTAL EXEMPTION VALUE	HX HB 13	328,546
BASE TAXABLE VALUE		66,925
TOTAL JUST VALUE		516,062
NCON VALUE		59,925
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054938	Mobile Home		02/03/2026
000054587	Right-of-Way Acce		11/26/2025
000054522	Remodel	7,854	11/19/2025
000053906	Remodel	8,200	08/26/2025
000053473	Electrical Servic		06/26/2025
000043801	Electrical Servic	0	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1559	5/10/2024	WD	Q	I	01	680,500
GRANTOR: RICE MARLENE G						
GRANTEE: JONES JOSEPH MATTHE						
1424/0631	11/09/2020	WD	U	I	11	100
GRANTOR: MARLENE G RICE						
GRANTEE: MARLENE G RICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N18 W12 S18 E12$ W38 S26 E27 FOP= E8 N2 W8 S2$ N2 E8 S2 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 35,548

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100					20.64	AC		1.00	1.00	1.00	7,000.00	7,000.00	144,480							
3	5500	A	TIMBER 2	100					7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
4	9910	M	MKT.VAL.AG	100					7.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	49,000							
5	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 05/11/2026 BY JB Total Acres: 29.64 Total Land Value: 161,595 Market: 49,000 Agricultural: 3,115 Common: 158,480 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN S 528.9 FT FOR FT, N 72 FT, E 503.49 FT, S 864. FT, N 793.67 FT TO POB (AKA PARC

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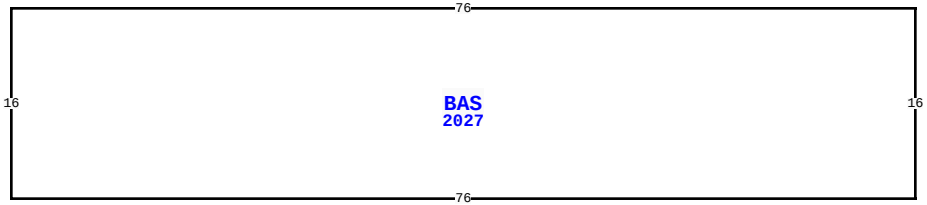
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,216	100	2027	1,216	59,925
TOTALS	1,216			1,216	59,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	112.0000	89.60	108,954	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 0% - 2027 Heated Area: 1216 HX Base Yr 2025



2349 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB 13 328,546
BASE TAXABLE VALUE	66,925
TOTAL JUST VALUE	516,062
NCON VALUE	59,925
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18469	PUMP/UTPOL	30	07/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1559	5/10/2024	WD	Q	I	01	680,500
GRANTOR: RICE MARLENE G						
GRANTEE: JONES JOSEPH MATTHE						
1424/0631	11/09/2020	WD	U	I	11	100
GRANTOR: MARLENE G RICE						
GRANTEE: MARLENE G RICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,10] E76 S16 W76 N16 $

.

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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 05/11/2026 BY JB Total Acres: 29.64 Total Land Value: 161,595 Market: 49,000 Agricultural: 3,115 Common: 158,480 PRINTED 11/17/2026 BY SYS