

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

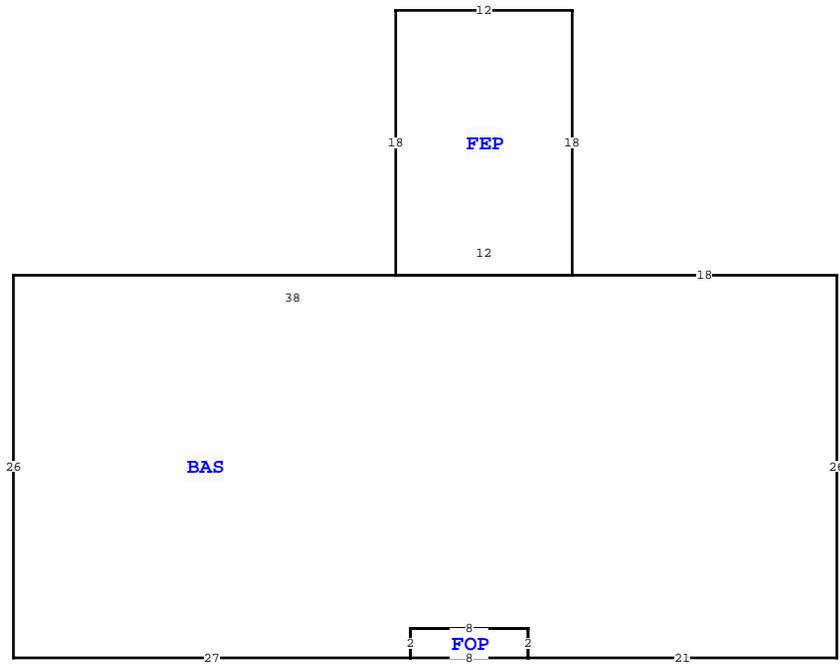
JONES JOSEPH MATTHEW/JONES BRIANNE NOELLE
 2349 SW CENTERVILLE AVE
 FORT WHITE, FL 32038

2026

21-6S-16-03903-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	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
BAS	1,440	100	
FEP	216	80	
FOP	16	30	
TOTALS	1,672		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025									
			Heated Area: 1440				HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		219,817	
TOTAL MARKET OB/XF VALUE		36,548	
TOTAL LAND VALUE - MARKET		207,480	
TOTAL MARKET VALUE		417,960	
SOH/AGL Deduction		98,893	
ASSESSED VALUE		319,067	
TOTAL EXEMPTION VALUE	HX HB 13	319,067	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		463,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,626	

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 MATTHEW						
1424/0631	11/09/2020	WD	U	I	11	100
GRANTOR: MARLENE G RICE						
GRANTEE: MARLENE G RICE						

EXTRA FEATURES		2349 SW CENTERVILLE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0210	GARAGE U	0 100
2	0040	BARN, POLE	0 100
3	0294	SHED WOOD/	0 100
4	0070	CARPORIT UF	0 100
5	9945	Well/Sept	0 100
6	0166	CONC, PAVMT	0 100
7	0294	SHED WOOD/	0 100
8	0040	BARN, POLE	0 100
9	0180	FPLC 1STRY	0 100
10	0030	BARN, MT	0 100

L N	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	CARPORIT 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	

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					21.64	AC		1.00	1.00	1.00	7,000.00	7,000.00	151,480							
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							

TOTALS		1,672		1,618		219,817	
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 FT, N 793.67 FT TO POB (AKA PARC

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																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 219,817 TOTAL MARKET OB/XF VALUE 36,548 TOTAL LAND VALUE - MARKET 207,480 TOTAL MARKET VALUE 417,960 SOH/AGL Deduction 98,893 ASSESSED VALUE 319,067 TOTAL EXEMPTION VALUE HX HB 13 319,067 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 463,845 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 462,626											
																				PERMIT NUM DESCRIPTION AMT ISSUED 18469 PUMP/UTPOL 30 07/02/2001											
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DOR CODE 5000 IMPROVED AG										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/07/2026 MLU											
NEIGHBORHOOD/LOC 21616.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
L N	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																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 05/07/2026 BY ke11en										Total Acres: 29.64 Total Land Value: 161,595										Market: 49,000 Agricultural: 3,115 Common: 158,480											
PRINTED 05/08/2026 BY SYS																															