BEG NW COR OF SW1/4 OF NW1/4, RU
668.46 FT, N 330 FT, W 668.75 FT

LEGREE TERRY LEE SR
2389 SW CENTERVILLE AVE
FORT WHITE, FL 32038-4139

2027

21-6S-16-03904-001

BUILDING CHARACTERISTICS

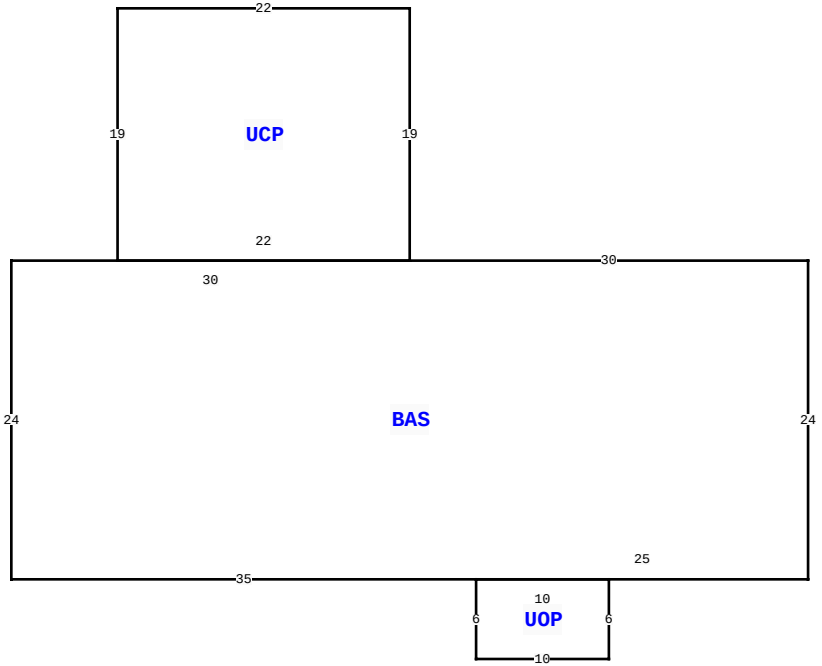
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	31,490
UCP	418	20		84	1,837
UOP	60	25		15	328
TOTALS	1,918			1,539	33,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	91.1200	54.67	84,137	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1440 HX Base Yr 2022



2389 SW CENTERVILLE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,655
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	65,780
TOTAL MARKET VALUE	106,835
SOH/AGL Deduction	37,083
ASSESSED VALUE	69,752
TOTAL EXEMPTION VALUE	HX HB DX 49,752
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	106,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,835

XFOB:1:1: CHAD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16518	M H	125	01/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/2644	8/04/2016	WD	U	I	12	36,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: TERRY LEE LEGREE SR						
1314/2600	1/29/2016	WD	U	I	18	0
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UCP= N19 W22 S19 E22$ W30 S24 E35 UOP= S6 E10 N6 W10$ E25 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	100		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 05/11/2026 BY JB Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS