

COMM NW COR OF SW1/4 OF NW1/4, R
 POB, CONT S 443.46 FT, E 630 FT,
 697.66 FT TO E LINE OF SW1/4 OF

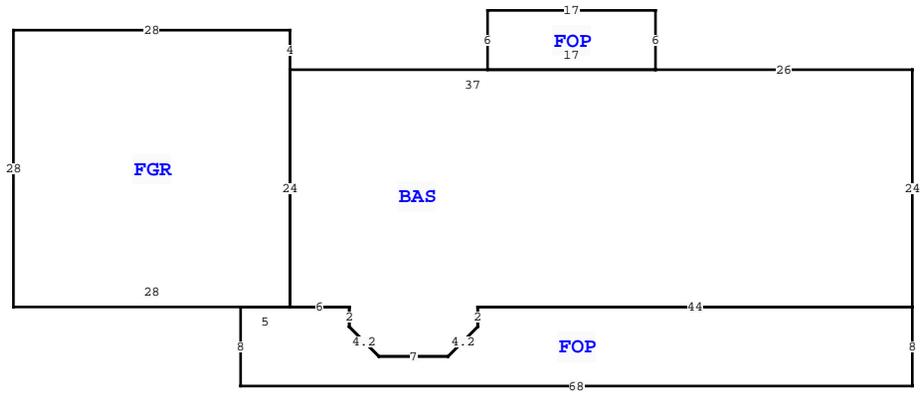
IDAROLA LUCILLE/DUNHAM JAMES W
 2495 SW CENTERVILLE AVE
 FORT WHITE, FL 32038

2026

21-6S-16-03904-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	11 CLAY TILE 10
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
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,176	113.2960	129.16	281,052	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2006 Heated Area: 1568 HX Base Yr 2006													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	162,018
FGR	784	55		431	44,534
FOP	102	30		31	3,203
FOP	488	30		146	15,086
TOTALS	2,942			2,176	224,842

2495 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
1	0166	CONC, PAVMT	0	100	24	24			576.00	100	2005	2005	3	100	1,440	
2	0030	BARN, MT	0	0	40	48			1.00	100	2006	2006	3	100	5,000	
3	0040	BARN, POLE	0	100	36	85			1.00	100	2006	2006	3	100	1,500	
4	9945	Well/Sept	0	100	0	0			1.00	100			3	100	7,000	

TOTAL OB/XF 14,940

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
1	0100	C	SFR	100		A-1	0.00	0.00	19.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	134,050							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.93	AC		1.00	1.00	1.00	7,000.00	7,000.00	76,510							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,842	
TOTAL MARKET OB/XF VALUE		14,940	
TOTAL LAND VALUE - MARKET		210,560	
TOTAL MARKET VALUE		450,342	
SOH/AGL Deduction		211,839	
ASSESSED VALUE		238,503	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		187,092	
TOTAL JUST VALUE		450,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054980	Roof Replacement	5,000	02/10/2026
22375	SFR	464	10/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/726	2/20/2024	LE U	I	14		100
GRANTOR: IDAROLA LUCILLE						
GRANTEE: IDAROLA LUCILLE (EN						
1082/2475	5/05/2006	WD Q	V	03		100
GRANTOR: THOMPSON						
GRANTEE: IDAROLA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 FOP= N6 W17 S6 E17S W37 FGR= N4 W28 S28 E28 N24S S24 FOP= W5 S8 E68 N8 W44 S2 D3 L3 W7 L3 U3 N2 W6S E6 S2 D3 R3 E7 R3 U3 N2 E44 N24 \$.													