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

2027

21-6S-16-03904-004

BUILDING CHARACTERISTICS

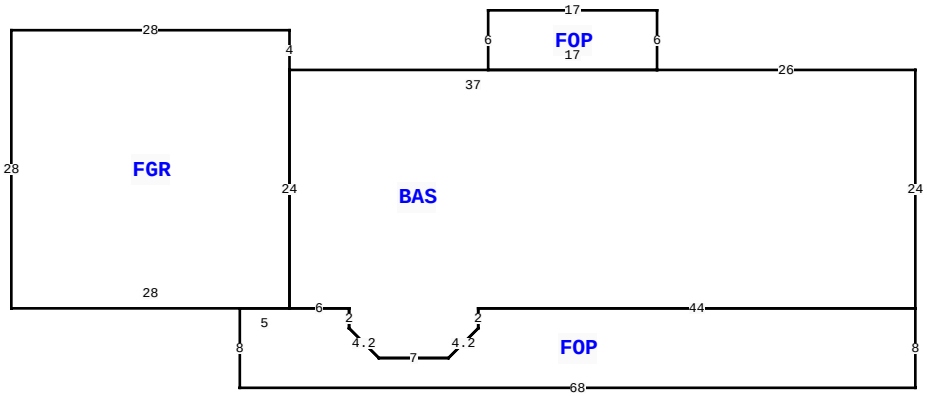
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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
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	1,568	100		1,568	156,336
FGR	784	55		431	42,973
FOP	102	30		31	3,091
FOP	488	30		146	14,557
TOTALS	2,942			2,176	216,956

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	124.63	271,195	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1568 HX Base Yr 2006



2495 SW CENTERVILLE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,956
TOTAL MARKET OB/XF VALUE		17,640
TOTAL LAND VALUE - MARKET		210,560
TOTAL MARKET VALUE		445,156
SOH/AGL Deduction		196,867
ASSESSED VALUE		248,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,878
TOTAL JUST VALUE		445,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,090

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 E17$ W37 FGR= N4 W28 S28 E28 N24$ S24
FOP= W5 S8 E68 N8 W44 S2 D3 L3 W7 L3 U3 N2 W6$ E6 S2 D3
R3 E7 R3 U3 N2 E44 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	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.50	2.50	100	2005	2005	3	100	1,440	
2	0030	BARN,MT	0	0	40	48	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,000	
3	0040	BARN,POLE	0	100	36	85	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2026	2025		100	2,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,640

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	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							

REVIEW DATE 05/11/2026 BY JB Total Acres: 30.08 Total Land Value: 210,560 Market: 0 Agricultural: 0 Common: 210,560 PRINTED 11/17/2026 BY SYS