BEG NW COR OF SW1/4 OF SW1/4, RU
420 FT, W 420 FT, N 420 FT TO PO

FLORENCE JASON A/BEARE CHRISTINE ANNE
3915 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

28-6S-16-03964-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

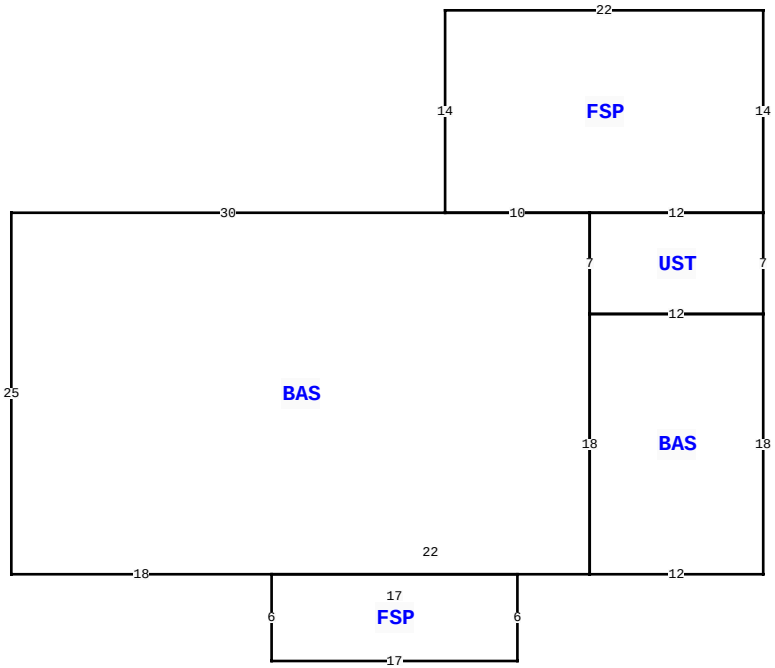
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	19,495
BAS	1,000	100		1,000	90,253
FSP	102	40		41	3,700
FSP	308	40		123	11,101
UST	84	45		38	3,429
TOTALS	1,710			1,418	127,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	121.8000	138.85	196,889	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1216 HX Base Yr 2022



3915 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,978
TOTAL MARKET OB/XF VALUE		22,600
TOTAL LAND VALUE - MARKET		28,835
TOTAL MARKET VALUE		179,413
SOH/AGL Deduction		19,044
ASSESSED VALUE		160,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,958
TOTAL JUST VALUE		179,413
NCON VALUE		17,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053146	Electrical Servic		05/19/2025
000053145	Storage Building	20,000	05/19/2025
000053071	Right-of-Way Acce		05/12/2025
000049628	Roof Replacement	9,660	04/16/2024
13251	PUMP/UTPOL	30	11/03/1997
10816	PUMP/UTPOL	30	02/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1821	3/22/2025	WD	U	I	11	100
GRANTOR: FLORENCE JASON A						
GRANTEE: FLORENCE JASON A						
1281/2764	9/19/2014	WD	Q	I	01	97,500
GRANTOR: LAURA KATHERINE ANN P						
GRANTEE: JASON A FLORENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S25 E18 E22 N18 N7 W10 $
FSP=[ORIG=10,0] E12 N14 W22 S14 E10 $
BAS=[ORIG=10,25] E12 N18 W12 S18 $
FSP=[ORIG=-12,25] S6 E17 N6 W17 $
UST=[ORIG=10,7] E12 N7 W12 S7 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2026	2025		100	15,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 22,600

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	3.95	AC		1.00	1.00	1.00	7,300.00	7,300.00	28,835							

REVIEW DATE 05/01/2026 BY robin Total Acres: 3.95 Total Land Value: 28,835 Market: 0 Agricultural: 0 Common: 28,835 PRINTED 05/08/2026 BY SYS