

BEG NW COR OF SW1/4 OF SW1/4, RU
S 420 FT, W 1328.24 FT, N 420 FT
W 420 FT DESC ORB 956-2255.

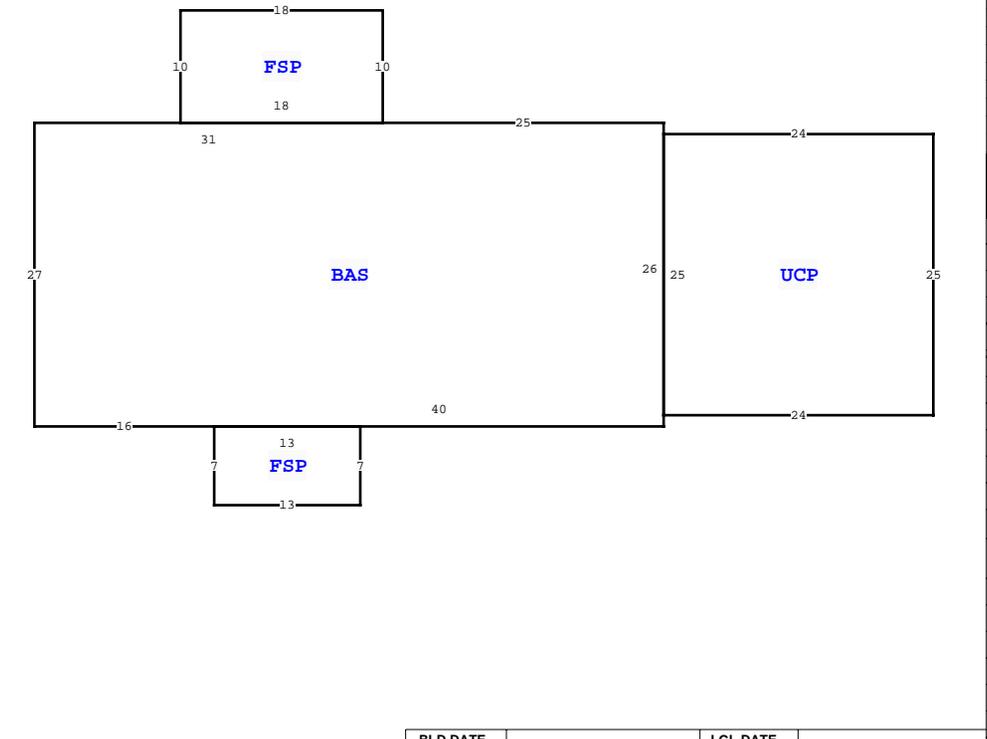
SCHROADER BONNIE/SCHROADER JERRY
3863 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

28-6S-16-03964-007

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN 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
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,740	119.9000	115.10	200,274	1993	2010	0	0	35.00	65.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
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	1,512	100		1,512	113,120
FSP	91	40		36	2,694
FSP	180	40		72	5,387
UCP	600	20		120	8,978
TOTALS	2,383			1,740	130,178

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2006	2006	3	100	600	
2	0296	SHED METAL	0	100	16	16	UT	10.00	10.00	100	2022	2021		100	2,560	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	60	24	UT	10.00	10.00	100	2022	2021		100	14,400	
5	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2022	2021		100	3,000	

3863 SW CENTERVILLE AVE, FORT WHITE		BLD DATE	LGL DATE	05/06/2026	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			130,178
TOTAL MARKET OB/XF VALUE			27,560
TOTAL LAND VALUE - MARKET			106,320
TOTAL MARKET VALUE			264,058
SOH/AGL Deduction			82,817
ASSESSED VALUE			181,241
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			129,830
TOTAL JUST VALUE			264,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2496	10/12/2021	WD	Q	I	01	238,000
GRANTOR: DELAY RONALD A						
GRANTEE: SCHROADER BONNIE						
1153/0375	6/24/2008	WD	Q	I		130,000
GRANTOR: ALBERT J FOE						
GRANTEE: RONALD A & SANDRA P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FSP= N10 W18 S10 E18\$ W31 S27 E16 FSP= S7 E13 N7 W13\$ E40 N1 UCP= E24 N25 W24 S25\$ N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 27,560																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	94,320							