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

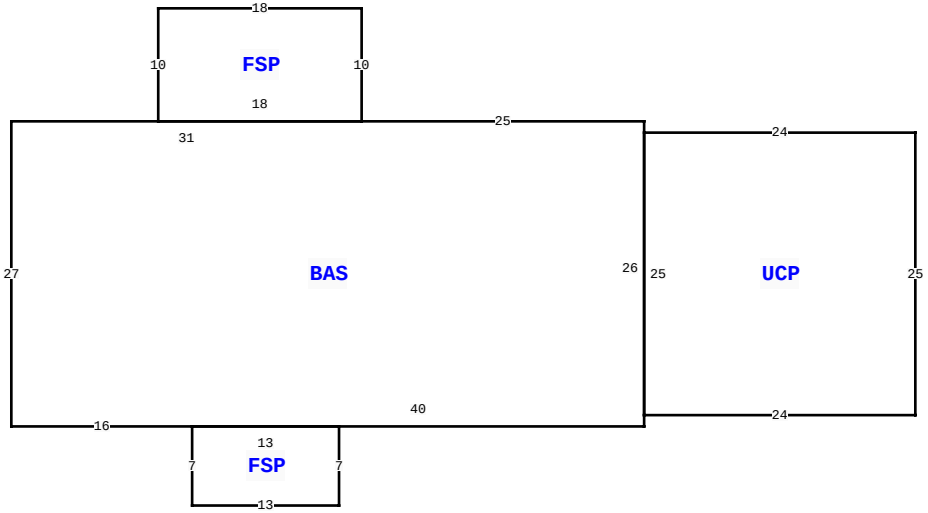
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	110,772
FSP	91	40		36	2,638
FSP	180	40		72	5,275
UCP	600	20		120	8,791
TOTALS	2,383			1,740	127,475

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	112.71	196,115	1993	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



3863 SW CENTERVILLE AVE, FORT WHITE

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

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	600	
2	0296	SHED METAL	0	100	16	16	256.00	UT	10.00	10.00	100	2022	2021		100	2,560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	60	24	1,440.00	UT	10.00	10.00	100	2022	2021		100	14,400	
5	0070	CARPORT UF	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2022	2021		100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,475
TOTAL MARKET OB/XF VALUE	29,060
TOTAL LAND VALUE - MARKET	106,320
TOTAL MARKET VALUE	262,855
SOH/AGL Deduction	80,114
ASSESSED VALUE	182,741
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,330
TOTAL JUST VALUE	262,855
NCON VALUE	1,500
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 29,060

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	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							

REVIEW DATE 06/04/2026 BY AJ Total Acres: 8.86 Total Land Value: 106,320 Market: 0 Agricultural: 0 Common: 106,320 PRINTED 06/22/2026 BY SYS