

BEG NW COR OF SEC, RUN S 613 FT,
N 193 FT, E 874.26 FT, N 420 FT,
FT FOR POB.

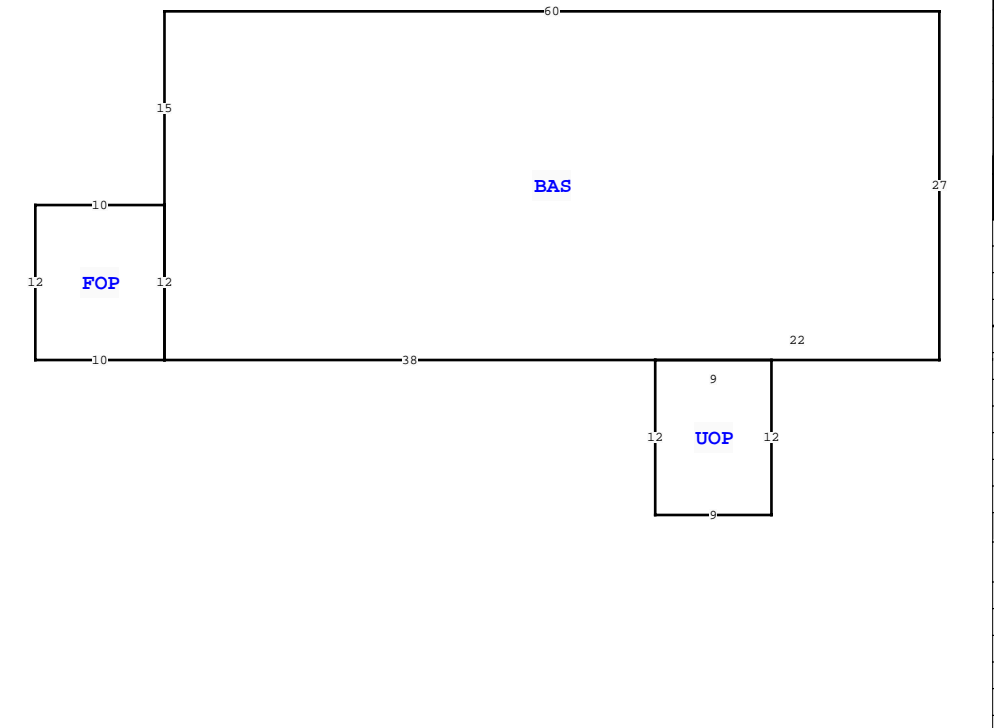
FLOWERS JACOB/FLOWERS CAROLYN L
3183 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

28-6S-16-03966-003


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 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
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
0800	02	1,689	115.9000	69.54	117,453	1996	1996	0	0	60.00	40.00



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	28616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
FOP	120	35		42	1,168
UOP	108	25		27	751
TOTALS	1,848			1,689	46,981

3147 SW CENTERVILLE AVE, FORT WHITE				BLD DATE	LGL DATE	05/07/2026	MLU
				XF DATE	LAND DATE		
				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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0070	CARPORT UF	0	0	18	360.00	UT	3.00	3.00	75	1993	1993	3	75	810	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
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	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	68,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.77	AC		1.00	1.00	1.00	8,500.00	8,500.00	57,545							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	46,981			
TOTAL MARKET OB/XF VALUE	9,010			
TOTAL LAND VALUE - MARKET	125,545			
TOTAL MARKET VALUE	181,536			
SOH/AGL Deduction	53,554			
ASSESSED VALUE	127,982			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	127,982			
TOTAL JUST VALUE	181,536			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	129,841			

SALE:1:1: HUSB TO WIFE			
XFOB:1:1: ECHO M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050774	Roof Replacement	5,700	09/10/2024
39127	MAINT/ALTR	0	01/08/2020
11206	M H	125	05/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S15 FOP= W10 S12 E10 N12\$ S12 E38 UOP= S12 E9 N12 W9\$ E22 N27\$.