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

**2027**

**28-6S-16-03966-003**

## BUILDING CHARACTERISTICS

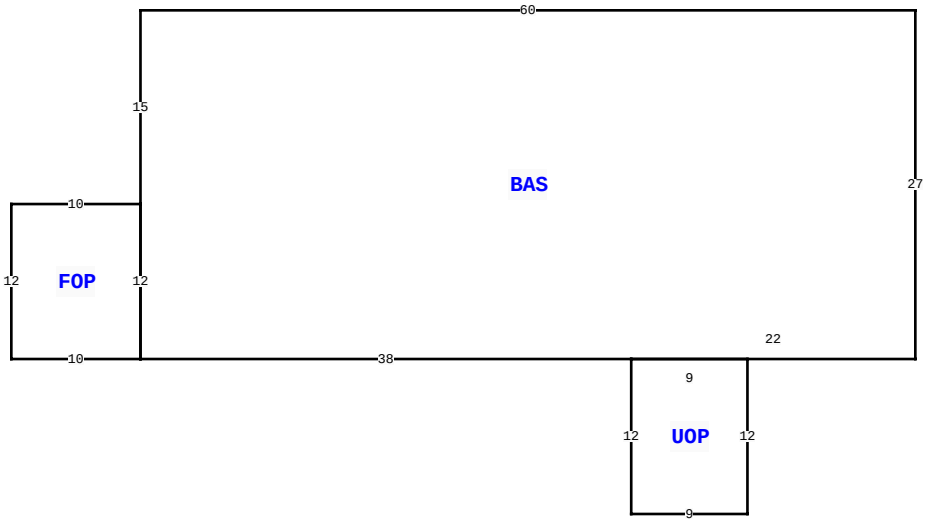
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 |
| 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 |

## 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 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 1620 HX Base Yr




3147 SW CENTERVILLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| 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 | 0190 | FPLC PF | 0 | 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 | 20 | 360.00 | UT | 3.00 | 3.00 | 75 | 1993 | 1993 | 3 | 75 | 810 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| 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 | 40,756 |
| ASSESSED VALUE | 140,780 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 140,780 |
| TOTAL JUST VALUE | 181,536 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 181,536 |

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$.

## LAND DESCRIPTION

TOTAL OB/XF 9,010

| 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 | 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 | | | | | | | |

REVIEW DATE 09/25/2024 BY JS Total Acres: 14.77 Total Land Value: 125,545 Market: 0 Agricultural: 0 Common: 125,545 PRINTED 11/17/2026 BY SYS