N1/2 OF S1/2 OF NE1/4 OF NE1/4
ORB 812-1785, 873-978

PECK DAVID L OR/MOJADIDI NAHEED
1406 NE 6TH TERR
GAINESVILLE, FL 32601

2026

04-7S-16-04128-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

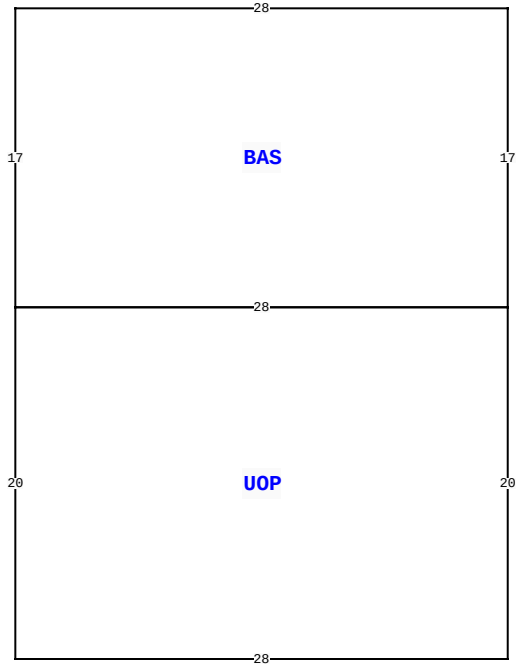
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	476	100		476	19,009
UOP	560	20		112	4,473
TOTALS	1,036			588	23,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	588	54.8550	61.44	36,127	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 476 HX Base Yr



413 SW KENDRICK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,483
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	94,810
TOTAL MARKET VALUE	119,593
SOH/AGL Deduction	21,881
ASSESSED VALUE	97,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,712
TOTAL JUST VALUE	119,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,593

LAND:1:1: SPLIT FROM 04128-001

SALE:1:1: 4.99 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/1785	10/27/1995	QC	Q	V	01	0

GRANTOR: THOMAS EPPERSON

GRANTEE: DAVID L OR NAHEED M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S17 UOP= S20 E28 N20 W28$ E28 N17$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0		00	0.00	0.00	9.98	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,810							

REVIEW DATE 06/18/2015 BY TW Total Acres: 9.98 Total Land Value: 94,810 Market: 0 Agricultural: 0 Common: 94,810 PRINTED 11/18/2025 BY SYS