LOT 2 BLOCK A SANDY ACRES.

812-1365, 848-701, 855-2418, QC

PETERSEN JOHN C
19413 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

04-7S-16-04129-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

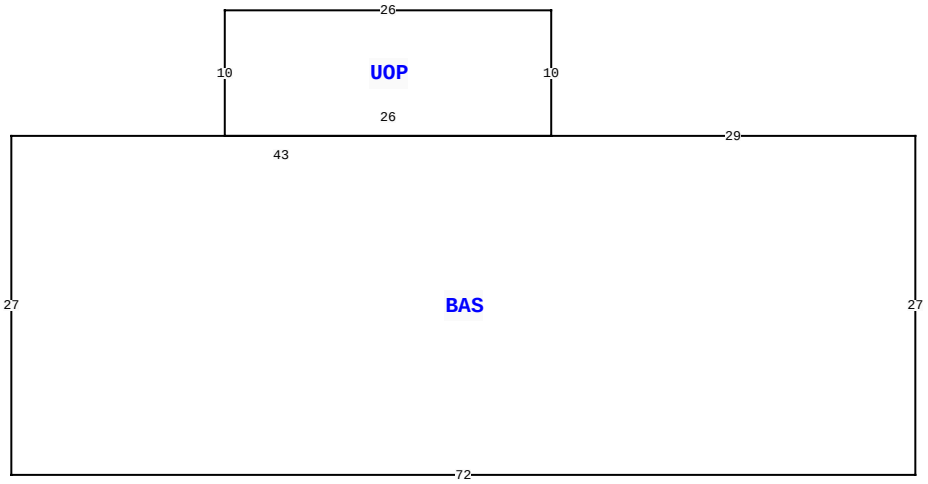
NEIGHBORHOOD/LOC 4716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	136,355
UOP	260	25		65	4,559
TOTALS	2,204			2,009	140,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,009	114.8000	107.91	216,791	2003	2010	0	0	0	35.00	65.00

3 MANUF 1 0% - 2024 Heated Area: 1944 HX Base Yr



19413 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,914
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	204,714
SOH/AGL Deduction	0
ASSESSED VALUE	204,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,714
TOTAL JUST VALUE	204,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,218

SALE:2:1: RETURNING TO FORMER OWNER

SALE:1:1: LOT 2 BLOCK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25850	M H	387	05/25/2007
15056	M H	125	02/09/1999
10701	M H	125	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1516	6/02/2023	WD	Q	I	01	220,000

GRANTOR: PETRIK LANDON LEE

GRANTEE: PETERSEN JOHN C

1300/1482	8/28/2015	WD	Q	I	01	85,000

GRANTOR: AXXESS DEVELOPMENT LL

GRANTEE: LANDON LEE PETRIK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N10 W26 S10 E26$ W43 S27 E72 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/04/2023 BY TP Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS