COMM SW COR OF NW1/4 OF SE1/4, R
ALONG S LINE TO E R/W KINARD RD,
R/W 209.30 FT FOR POB, CONT N AL

PEELER JUSTIN J
491 SW KINARD CT
FORT WHITE, FL 32038

2026

05-6S-16-03773-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

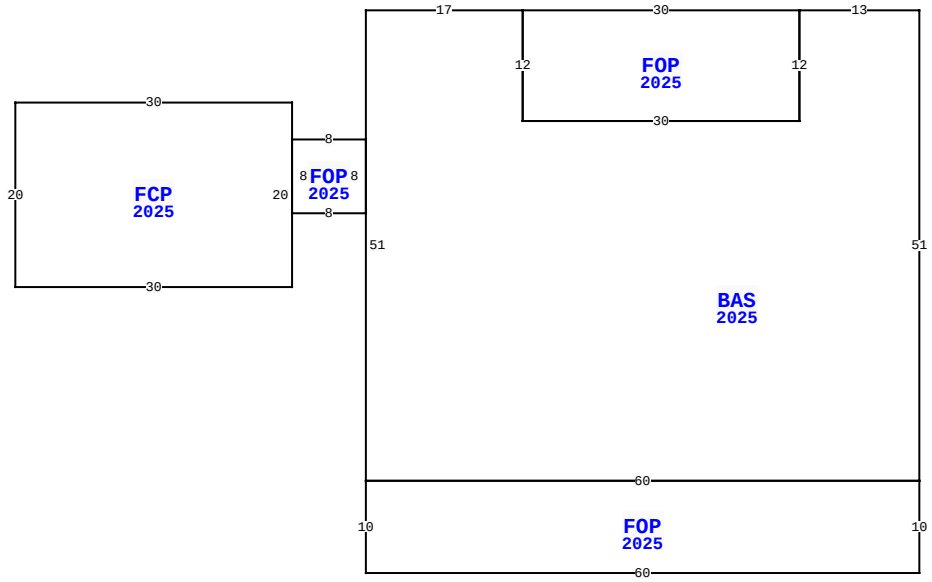
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2025	2,700	329,902
FCP	600	25	2025	150	18,328
FOP	64	30	2025	19	2,322
FOP	360	30	2025	108	13,196
FOP	600	30	2025	180	21,994
TOTALS	4,324			3,157	385,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,157	110.2000	123.42	389,637	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2700 HX Base Yr 2025



491 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		385,741
TOTAL MARKET OB/XF VALUE		47,470
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		458,776
SOH/AGL Deduction		19,536
ASSESSED VALUE		439,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,518
TOTAL JUST VALUE		553,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048789	Swimming Pool and	62,000	12/05/2023
000045555	New Residential C	400,000	01/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1304	5/17/2022	WD	Q	V	01	150,000
GRANTOR: WHITCHER ROGER B						
GRANTEE: PEELER JUSTIN J						
0967/0693	11/03/2002	QC	Q	V	01	100
GRANTOR: WILLIAM WHITCHER						
GRANTEE: WILLIAM WHITCHER ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W13 S12 W30 N12 W17 S51 E60 N51 $
FCP=[YR=2025;ORIG=-8,20] E30 S20 W30 N20 $
FOP=[YR=2025;ORIG=30,61] E60 S10 W60 N10 $
FOP=[YR=2025;ORIG=47,10] E30 S12 W30 N12 $
FOP=[YR=2025;ORIG=22,24] E8 S8 W8 N8 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,400.00	UT	3.00	3.00	100	2025	2024		100	4,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,400.00	3,400.00	100	2025	2024		100	3,400	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2025	2024		98	30,870	
5	0166	CONC,PAVMT	0	100	30	40	1,200.00	UT	3.00	3.00	100	2025	2024		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 47,470

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	100					3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	5500	A	TIMBER 2	0					17.00	AC		1.00	1.00	1.00	445.00	445.00	7,565							
3	9910	M	MKT.VAL.AG	0					17.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	102,000							

REVIEW DATE 06/03/2025 BY chuck Total Acres: 20.00 Total Land Value: 25,565 Market: 102,000 Agricultural: 7,565 Common: 18,000 PRINTED 11/20/2025 BY SYS