

COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, E ALONG R/
FT FOR POB, CONT E ALONG R/W 785

PENTOLINO NORMEN/PENTOLINO GENNY
149 SW CHOCTAW AVE
FORT WHITE, FL 32038

2026

12-6S-16-03816-309



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	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		02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
FSP	324	40		130	7,655

TOTALS	2,376			2,182	128,495
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	100	20	25	500.00	UT	1.50
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
6	0080	DECKING	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	9.68

REVIEW DATE 01/25/2024 BY JS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,182	113.9000	107.07	233,627	2007	2006	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2007 Heated Area: 2052 HX Base Yr 2007													
149 SW CHOCTAW AVE, FORT WHITE													

149 SW CHOCTAW AVE, FORT WHITE				BLD DATE						LGL DATE		04/07/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200				
288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
500.00	UT	1.50	1.50	100	2010	2010	3	100	750				
1.00	UT	0.00	0.00	100	2014	2014	3	100	300				
1.00	UT	0.00	0.00	100	2014	2014	3	100	800				

TOTAL OB/XF													
12,066													

Total Acres: 9.68 Total Land Value: 91,960 Market: 0 Agricultural: 0 Common: 91,960

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,495
TOTAL MARKET OB/XF VALUE		12,066
TOTAL LAND VALUE - MARKET		91,960
TOTAL MARKET VALUE		232,521
SOH/AGL Deduction		104,757
ASSESSED VALUE		127,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,042
TOTAL JUST VALUE		232,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048860	Roof Replacement	9,950	12/14/2023
000045762	Roof Replacement	8,500	10/24/2022
24794	M H	337	07/27/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1089/0200	6/15/2006	WD	Q	V		100,000	
GRANTOR: AIDA M TORRES							
GRANTEE: NORMEN & GENNY PENT							
1081/1080	4/19/2006	QC	Q	V	06	0	
GRANTOR: AIDA M TORRES (MOTHER							
GRANTEE: AIDA M TORRES (DAUG							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S27 E76 FSP= E12 N27 W12 S27\$ N27\$.									

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