

LOT 2 BLK B TIMUQUA S/D
650-603, 773-2102, 792-609, LE 1

PEACOCK CHARLES E
560 SW TIMUQUA TERR
FT WHITE, FL 32038

2026

12-7S-16-04184-112



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	12716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	32,371
FOP	408	35		143	4,046
SFB	480	80		384	10,866
UCP	546	20		109	3,084
UOP	230	25		58	1,641

TOTALS	2,808			1,838	52,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	18	-20	360.00	UT	3.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
7	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	0102	C	SFR/MH	100		00	0.00	0.00	5.01

MARKET ADJUSTMENTS

TYPE: 0800 MDL: 02 EFF. AREA: 1,838 TOT ADJ PTS: 117.9000 EFF. BASE RATE: 70.74 REPL. COST NEW: 130,020 AYB: 1995 EYB: 1994 ECON: 0 FNCT: 0 NORM: 0 60.00 % COND: 40.00

1 MOBILE HME 100% - 1995 Heated Area: 1624 HX Base Yr 1995

BLD DATE: 05/14/2024 LGL DATE: 05/14/2024
XF DATE: INC DATE: LAND DATE: AG DATE: MLU

TOTAL OB/XF														
10,232														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,008	
TOTAL MARKET OB/XF VALUE		10,232	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		112,340	
SOH/AGL Deduction		45,120	
ASSESSED VALUE		67,220	
TOTAL EXEMPTION VALUE		HX HB 42,220	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		112,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,340	

SALE:1:1: LOT 2 BLOCK B TIMUQUA S/D			
BLDG:1:1: JAQU MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8633	M H	125	07/25/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1528/2571	11/29/2024	LE U	I	14	
GRANTOR: PEACOCK CHARLES E					
GRANTEE: PEACOCK CHARLES E (					
0792/0609	6/16/1994	AG U	V	13	
GRANTOR: HETTIE LOU GLENN					
GRANTEE: CHARLES E PEACOCK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W2 SFB= N12 W5 FOP= N12 W34 S12 E34\$ W35 S12 E40\$ W42									
UCP= W21 S26 E21 N26\$ S26 E4 UOP= S10 E23 N10 W23\$ E40 N26\$.									