SW1/4 OF NW1/4 OF NE1/4 OF SW1/4
321-460, 786-135, 1297, QC 1314-

PEELER ANGIE
251 SW GRANDPA WAY
FORT WHITE, FL 32038-2739

2026

22-7S-16-04288-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

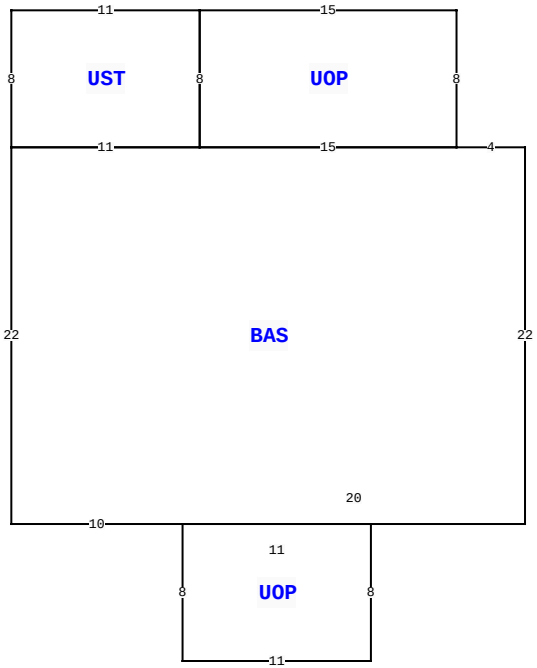
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	03	PLASTER 30
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	43,235
UOP	88	20		18	1,179
UOP	120	20		24	1,572
UST	88	45		40	2,620
TOTALS	956			742	48,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	742	89.9813	100.78	74,779	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 660 HX Base Yr 2022



251 SW GRANDPA WAY, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		48,606
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		83,906
SOH/AGL Deduction		14,958
ASSESSED VALUE		68,948
TOTAL EXEMPTION VALUE	HX HB	43,948
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,906

SALE:2:1: $.70 DID NOT RESERVE LIFE ESTATE

SALE:1:1: REMOVED EDWARD F JR & SURVIVORS $.70 STA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1414/2742	6/26/2020	QC	U	I	11	100
GRANTOR: EDWARD F DIXON III						
GRANTEE: ANGIE PEELER						
1314/1719	5/06/2016	QC	U	I	11	100
GRANTOR: SARENA IRENE DIXON						
GRANTEE: SARENA DIXON, EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N8 W15 S8 E15$W15 UST= N8 W11 S8 E11$ W11 S22 E10 UOP= S8 E11 N8 W11$ E20 N22$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 07/07/2015 BY DF Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/11/2025 BY SYS