E1/2 OF E1/2 OF NE1/4 OF NW1/4
938-2674 THRU 714-393, DC 914-23

PETERS GARY E/PETERS PATRICIA
826 SW CLAYTON LN
FORT WHITE, FL 32038

2026

23-7S-16-04298-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

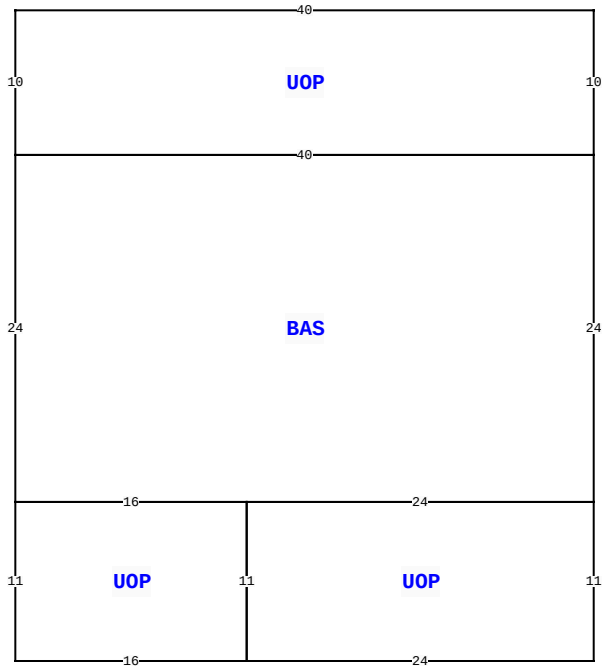
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 23716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,473
UOP	176	25		44	1,213
UOP	264	25		66	1,820
UOP	400	25		100	2,758
TOTALS	1,800			1,170	32,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,170	114.9000	68.94	80,660	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 960 HX Base Yr 2004



826 SW CLAYTON LN, 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		32,264
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		135,854
SOH/AGL Deduction		68,287
ASSESSED VALUE		67,567
TOTAL EXEMPTION VALUE	HX HB SX	67,567
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,854

XFOB:2:1: FLEETWOOD ID#GAFLL34A13043SH&34B/DEED &
SALE:1:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1002/0407	12/15/2003	WD	Q	I		45,000
GRANTOR: HARRY G DICKS						
GRANTEE: GARY & PATRICIA PET						
0939/2764	11/16/2001	WD	U	I	08	37,500
GRANTOR: HERSHELL A & EDITH LA						
GRANTEE: HARRY G DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24UOP= S11 E16 N11 W16$ E16 UOP= S11 E24 N11 W24$ E24 N24$ UOP= N10 W40 S10 E40$.

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	0021	BARN,FR AE	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 07/09/2015 BY DF Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/19/2025 BY SYS