

COMM SW COR, RUN E 1257.24 FT, N 17.07 FT, N 1342.92 FT FOR POB, FT, N 671.46 FT, W 650.03 FT, S

PEELER BRADLEY JAMES/PEELER PATRICIA MARIE
229 SW PINTO CT
FORT WHITE, FL 32038

2026

07-6S-17-09621-416

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2023
TOTALS	2,280		2,280

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
20201	02	2,280	103.9500	97.71	222,779	2022	2022	0	0	5.00	95.00																		
1 MANUF		100% - 2023	Heated Area: 2280		HX Base Yr 2023																								
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2023 </div>																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>02/28/2023</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				05/06/2026		02/28/2023		
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			05/06/2026		02/28/2023																								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,640
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			244,209
SOH/AGL Deduction			48,366
ASSESSED VALUE			195,843
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			144,432
TOTAL JUST VALUE			328,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046266	Electrical Servic	0	01/13/2023
000043691	Mobile Home		02/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2397	1/10/2022	WD	U	V	30	90,000
GRANTOR: PEELER KATHI						
GRANTEE: PEELER BRADLEY JAME						
1434/1401	4/09/2021	QC	U	V	30	100
GRANTOR: COOKE CHERYL AKA CHER						
GRANTEE: PEELER KATHI						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100

TOTAL OB/XF														7,000
229 SW PINTO CT, FORT WHITE														

BUILDING NOTES													
BAS=[YR=2023;ORIG=18,11] E76 S30 W76 N30 \$													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=18,11] E76 S30 W76 N30 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	445.00	445.00	3,569							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,220							