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

2027

07-6S-17-09621-416

BUILDING CHARACTERISTICS

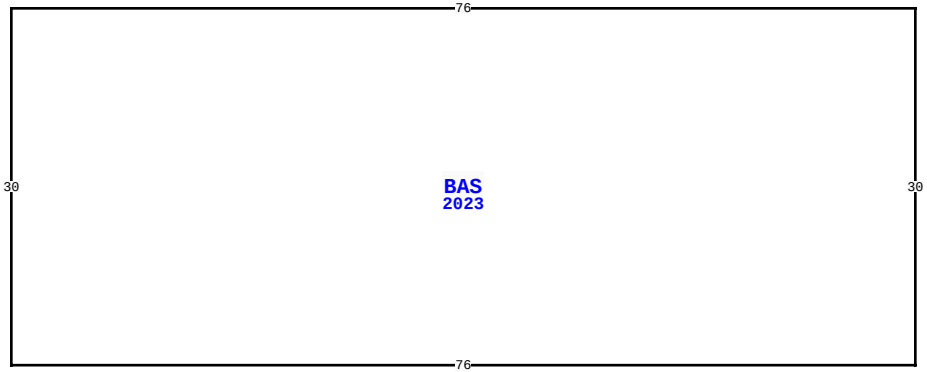
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2023	2,280	209,388
TOTALS	2,280			2,280	209,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	103.9500	96.67	220,408	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 100% - 2023 Heated Area: 2280 HX Base Yr 2023



229 SW PINTO CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	02/28/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,388
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		241,957
SOH/AGL Deduction		40,346
ASSESSED VALUE		201,611
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,200
TOTAL JUST VALUE		326,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,860

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					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							

REVIEW DATE 08/16/2023 BY TW Total Acres: 10.02 Total Land Value: 25,569 Market: 88,220 Agricultural: 3,569 Common: 22,000 PRINTED 11/17/2026 BY SYS