

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	99.79	227,521	2022	2022	0	0	5.00	95.00	
1 MANUF 1			100% - 2023	Heated Area: 2280				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">30</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">30</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2023</p> </div> </div>												
229 SW PINTO CT, FORT WHITE												
BLD DATE		LGL DATE		05/06/2026		MLU						
XF DATE		LAND DATE		02/28/2023		SPF						
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,145	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		110,220	
TOTAL MARKET VALUE		248,714	
SOH/AGL Deduction		52,871	
ASSESSED VALUE		195,843	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		144,432	
TOTAL JUST VALUE		333,365	
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						

BUILDING NOTES	

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

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	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							