

A STRIP OF LAND 100 FT WIDE EXTE  
SW1/4 OF SW1/4 & NW COR OF SE1/4  
SE1/4 OF NW1/4 & SE COR OF NE1/4

PEELER JAYZEN  
573 SW JUNCTION RD  
FORT WHITE, FL 32038

**2026**

08-6S-16-03795-001

ELEMENT		CD	CONSTRUCTION		
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	08	SHT	VINYL	100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		2		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	8616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2025	840	89,433
TOTALS	840			840	89,433

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	MANUF	2	100%	-	2025	Heated Area: 840			HX Base Yr 2025																	
<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> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																					
			05/08/2026	MLU																						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,433
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			12,960
TOTAL MARKET VALUE			109,393
SOH/AGL Deduction			0
ASSESSED VALUE			109,393
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			57,982
TOTAL JUST VALUE			109,393
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049488	Mobile Home		03/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1174	11/27/2023	QC	U	V	11	0
GRANTOR: PEELER JUSTIN						
GRANTEE: PEELER JAYZEN						
1487/74	2/24/2023	QC	U	V	11	100
GRANTOR: COLE RODNEY						
GRANTEE: PEELER JUSTIN						

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			7,000.00	100	2025	2024		100	7,000	

TOTAL OB/XF															7,000
573 SW JUNCTION RD, FORT WHITE															

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=18,9] E56 S15 W56 N15 \$														

LAND DESCRIPTION															TOTAL OB/XF										7,000
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		A-1	0.00	0.00	0.48	AC		1.00	1.00	1.50	18,000.00	27,000.00	12,960								