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

2027

08-6S-16-03795-001

BUILDING CHARACTERISTICS

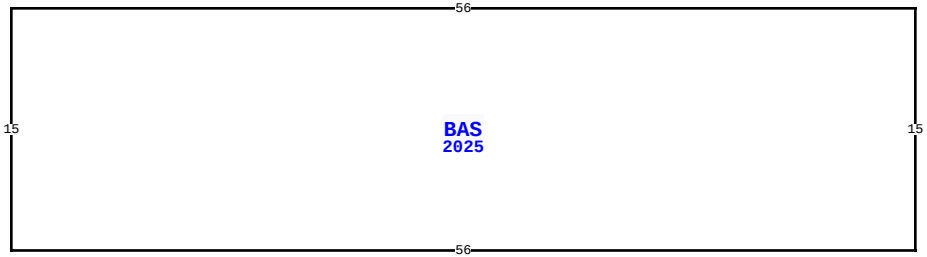
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	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	88,511
TOTALS	840			840	88,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	112.0000	107.52	90,317	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 840 HX Base Yr 2025



573 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	2025	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,511
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		12,960
TOTAL MARKET VALUE		108,471
SOH/AGL Deduction		0
ASSESSED VALUE		108,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,060
TOTAL JUST VALUE		108,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,393

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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		A-1	0.00	0.00	0.48	AC		1.00	1.00	1.50	18,000.00	27,000.00	12,960							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 0.48 Total Land Value: 12,960 Market: 0 Agricultural: 0 Common: 12,960 PRINTED 11/17/2026 BY SYS