COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, E ALONG R/
FT FOR POB, CONT E ALONG R/W 785

PENTOLINO NORMEN/PENTOLINO GENNY
149 SW CHOCTAW AVE
FORT WHITE, FL 32038

2027

12-6S-16-03816-309

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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

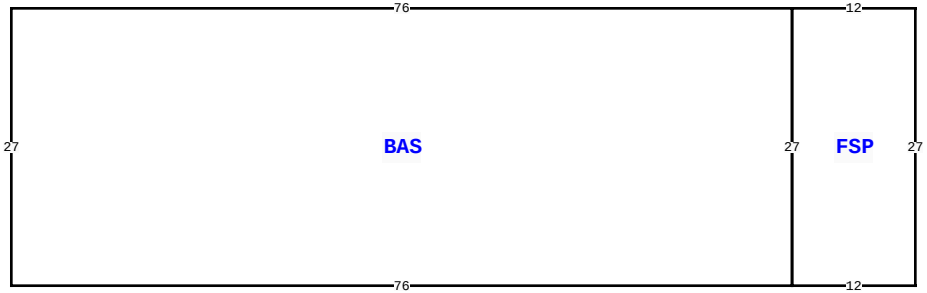
NEIGHBORHOOD/LOC 12616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	119,552
FSP	324	40		130	7,574
TOTALS	2,376			2,182	127,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,182	113.9000	105.93	231,139	2007	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2052 HX Base Yr 2007



149 SW CHOCTAW AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	20	25	500.00	UT	1.50	1.50	100	2010	2010	3	100	750	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,126
TOTAL MARKET OB/XF VALUE	13,866
TOTAL LAND VALUE - MARKET	106,480
TOTAL MARKET VALUE	247,472
SOH/AGL Deduction	114,404
ASSESSED VALUE	133,068
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	81,657
TOTAL JUST VALUE	247,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048860	Roof Replacement	9,950	12/14/2023
000045762	Roof Replacement	8,500	10/24/2022
24794	M H	337	07/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/0200	6/15/2006	WD	Q	V		100,000
GRANTOR: AIDA M TORRES						
GRANTEE: NORMEN & GENNY PENT						
1081/1080	4/19/2006	QC	Q	V	06	0
GRANTOR: AIDA M TORRES (MOTHER						
GRANTEE: AIDA M TORRES (DAUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 FSP= E12 N27 W12 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,866

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	9.68	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,480							

REVIEW DATE 04/27/2026 BY KS Total Acres: 9.68 Total Land Value: 106,480 Market: 0 Agricultural: 0 Common: 106,480 PRINTED 11/16/2026 BY SYS