

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

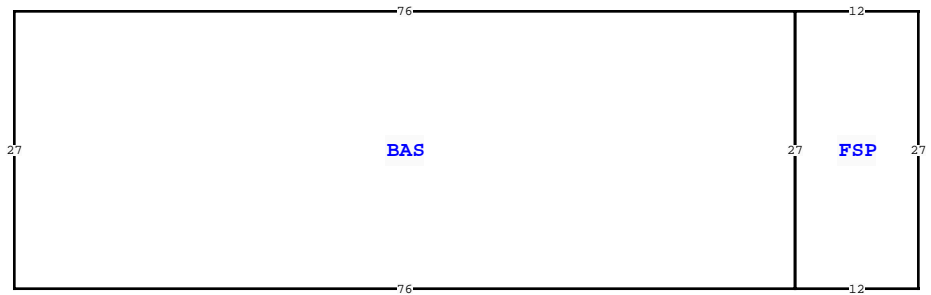
2026

12-6S-16-03816-309



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	107.07	233,627	2007	2006	0	0	45.00	55.00
1 MANUF 1 100% - 2007 Heated Area: 2052 HX Base Yr 2007											



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	120,839
FSP	324	40		130	7,655
TOTALS	2,376			2,182	128,495

149 SW CHOCTAW AVE, FORT WHITE

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
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			128,495
TOTAL MARKET OB/XF VALUE			13,866
TOTAL LAND VALUE - MARKET			106,480
TOTAL MARKET VALUE			248,841
SOH/AGL Deduction			119,649
ASSESSED VALUE			129,192
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			77,781
TOTAL JUST VALUE			248,841
NCON VALUE			1,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,521

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)						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E76 FSP= E12 N27 W12 S27\$ N27\$.	

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