S1/2 OF LOT 2 BLK B TIMUQUA S/D
650-603, 773-2102, 792-609, LE 1

PEACOCK CHARLES E
560 SW TIMUQUA TER
FORT WHITE, FL 32038

2027

12-7S-16-04184-112

BUILDING CHARACTERISTICS

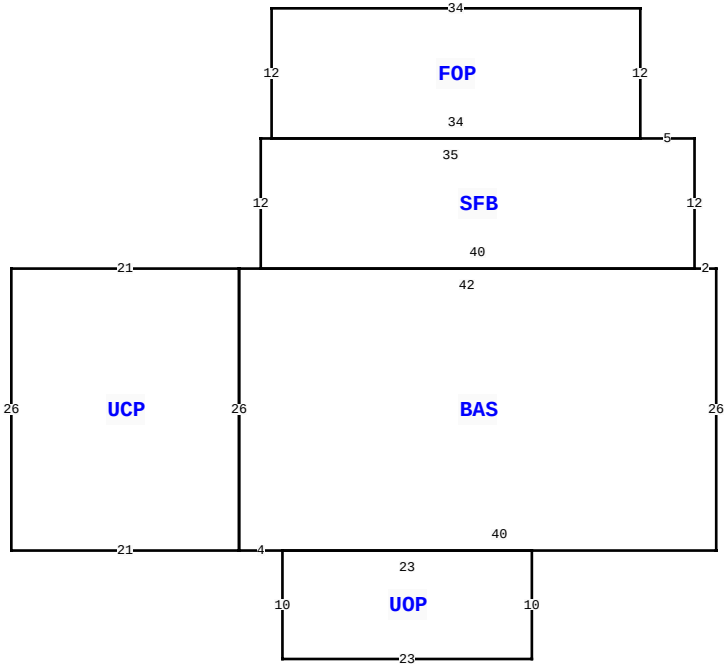
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	12716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	32,371
FOP	408	35		143	4,046
SFB	480	80		384	10,866
UCP	546	20		109	3,084
UOP	230	25		58	1,641
TOTALS	2,808			1,838	52,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,838	117.9000	70.74	130,020	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1624 HX Base Yr 1995



509 SW TIMUQUA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	52,008
TOTAL MARKET OB/XF VALUE	10,232
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	102,240
SOH/AGL Deduction	48,631
ASSESSED VALUE	53,609
TOTAL EXEMPTION VALUE	HX HB 28,609
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	102,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8633	M H	125	07/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2571	11/29/2024	LE	U	I	14	100
GRANTOR: PEACOCK CHARLES E						
GRANTEE: PEACOCK CHARLES E (						
0792/0609	6/16/1994	AG	U	V	13	13,400
GRANTOR: HETTIE LOU GLENN						
GRANTEE: CHARLES E PEACOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 SFB= N12 W5 FOP= N12 W34 S12 E34$ W35 S12 E40$ W42
UCP= W21 S26 E21 N26$ S26 E4 UOP= S10 E23 N10 W23$ E40 N26$.

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	0070	CARPORT UF	0	100	18	-20	360.00	UT	3.00	3.00	40	1994	1994	3	40	432	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,232

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	0102	C	SFR/MH	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 06/10/2026 BY NH Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS