LOT 3 ASHLEY ACRES S/D.

924-1115, FJ 1044-177, QC 1046-1

PEACOCK KENNETH D
2308 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09690-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR 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

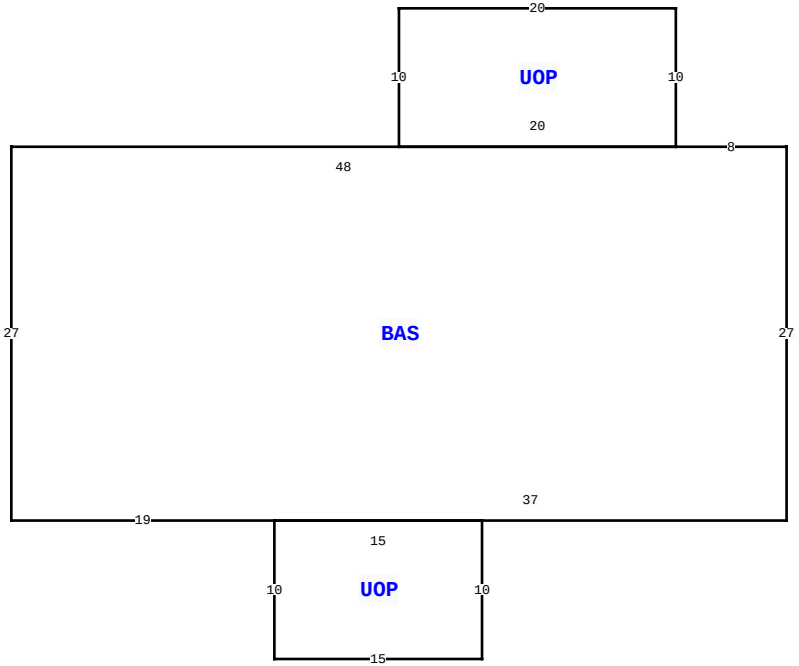
NEIGHBORHOOD/LOC 17617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	150	25		38	2,317
UOP	200	25		50	3,048
TOTALS	1,862			1,600	97,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,600	117.9000	110.83	177,328	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1512 HX Base Yr 2017



2308 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	07/29/2022 SPF

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	20	28	360.00	UT	3.00	3.00	100	2001	2001	3	100	1,080	
2	0040	BARN,POLE	0	100	20	15	300.00	UT	5.00	5.00	100	2001	2001	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	20	12	240.00	UT	5.00	5.00	100	2001	2001	3	100	1,200	
5	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2001	2001	3	100	1,200	
6	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	3.00	100	2001	2001	3	100	720	
7	0252	LEAN-TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	2001	2001	3	100	800	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,530
TOTAL MARKET OB/XF VALUE		16,800
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		179,460
SOH/AGL Deduction		95,573
ASSESSED VALUE		83,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,476
TOTAL JUST VALUE		179,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0145	6/06/2016	WD	Q	I	01	90,000
GRANTOR: LORETTA LYMAN						
GRANTEE: KENNETH D PEACOCK						
1089/0936	7/07/2006	WD	Q	I		172,500
GRANTOR: RUTH E MACHE						
GRANTEE: FRED & LORETTA LYMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N10 W20 S10 E20$ W48 S27 E19 UOP= S10 E15 N10 W15$ E37 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,600

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 10/10/2017 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/22/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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

REVIEW DATE 10/10/2017 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/22/2026 BY SYS