E1/2 OF S1/2 OF S1/2 OF SE1/4 OF
651-278, 719-653, 807-081, 814-1

SCHAEPERKOETTER PETER/SCHAEPERKOETTER LYDIA MARIE
5405 ECHO PINES EAST
FORT PIERCE, FL 34951

2026

20-6S-16-03898-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2554 SW CENTERVILLE AVE, 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	0
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	68,850
SOH/AGL Deduction	10,400
ASSESSED VALUE	58,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,450
TOTAL JUST VALUE	68,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10943	M H	125	03/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1440/2362	6/25/2021	WD	Q	I	01	27,500
GRANTOR: JOHNSON FLOYD L SR						
GRANTEE: SCHAEPERKOETTER PET						
1429/2693	1/28/2021	WD	Q	I	04	31,500
GRANTOR: TOMLINSON JEFFERY W						
GRANTEE: JOHNSON FLOYD L SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0700	C	MISC RES	0		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	48,750							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 06/22/2026 BY SYS