

THE W 990 FT OF THE E 1650 FT
OF N1/2 OF S1/2 OF SE1/4, EX
RD R/W. ORB 332-192, 789-111,

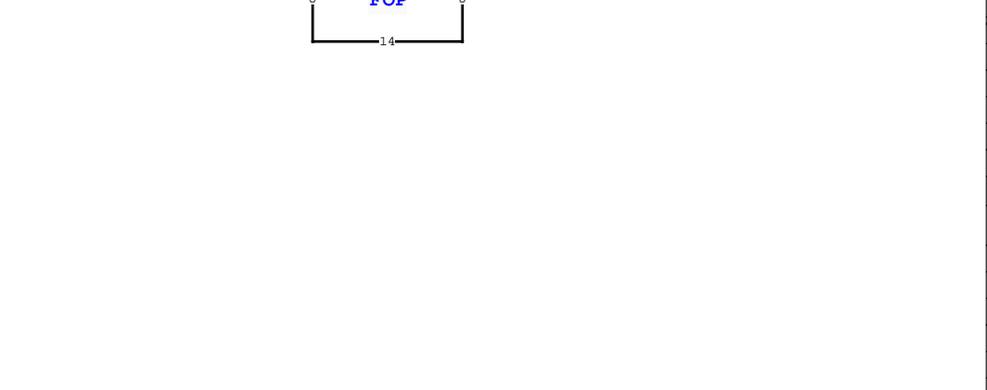
BOOTH EMMA JEAN/PEACOCK JANICE
4774 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

21-7S-16-04276-000
VALUATION SUMMARY

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 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	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,165	106.1100	63.67	137,846	1990	1990	0	0	60.00	40.00



Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	21716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	11,257
BAS	1,664	100		1,664	42,379
FOP	112	35		39	993
UOP	78	25		20	509
TOTALS	2,296			2,165	55,138

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,563
TOTAL MARKET OB/XF VALUE		38,244
TOTAL LAND VALUE - MARKET		127,710
TOTAL MARKET VALUE		171,232
SOH/AGL Deduction		79,344
ASSESSED VALUE		91,888
TOTAL EXEMPTION VALUE	DH DHB WX SX HX HB	91,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18600	GARAGE	80	08/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/0865	5/07/2013	WD	U	I	30	100

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W64 S26 E26 FOP= S8 E14 N8 W14\$ E38 BAS= E14 UOP= E6 N13 W6 S13\$ N13 E6 N13 W20 S26\$ N26\$.	

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	100	1994	1994	3	40	11,760	
3	0210	GARAGE U	0	100	24	30	720.00	UT	5.25	100	2001	2001	3	100	3,780	
4	0040	BARN,POLE	0	100	24	56	1,344.00	UT	2.50	100	1993	1993	3	70	2,352	
5	9947	Septic	0	100	0	0	2.00	UT	3,000.00	100			3	100	6,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0070	CARPOR UF	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	1,000	
9	0120	CLFENCE 4	0	100	0	0	140.00	UT	7.50	100	2006	2006	3	100	1,050	
10	0040	BARN,POLE	0	100	42	36	1,512.00	UT	2.25	100	2006	2006	3	100	3,402	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.19	AC		1.00	1.00	1.00	445.00	445.00	5,425							
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.19	AC		1.00	1.00	1.00	9,000.00	9,000.00	109,710							

