SE1/4 OF NW1/4 EX PART WITHIN MA
OLD WIRE RD DESC AS: BEG NW COR
NW1/4, E 549.94 FT TO W MAINT R/

PEELER RAYMOND S/PEELER ALICE B
158 SW ELK HUNTER GLN
FORT WHITE, FL 32038

2027

23-6S-16-03923-000

BUILDING CHARACTERISTICS

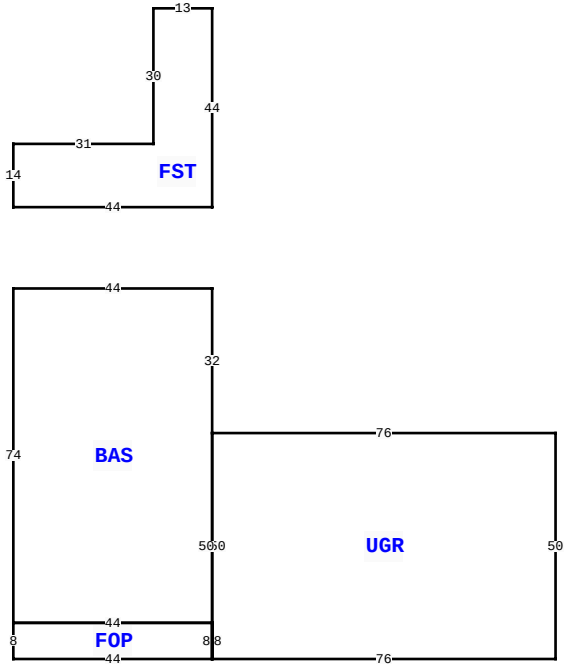
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,256	100		3,256	248,967
FOP	352	30		106	8,105
FST	1,006	55		553	42,285
UGR	3,800	45		1,710	130,754
TOTALS	8,414			5,625	430,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	5,625	108.9270	84.96	477,900	2017	2017	0	0	0	10.00	90.00

1 SFR/PREMTL 100% - 2018 Heated Area: 3256 HX Base Yr 2018



158 SW ELK HUNTER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,507.00	UT	2.00	2.00	100	2017	2017	3	100	3,014	
3	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2017	2017	3	84	35,750	
4	0282	POOL ENCL	0	100	32	50	1,600.00	UT	15.00	15.00	100	2017	2017	3	57	13,680	
5	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	430,110
TOTAL MARKET OB/XF VALUE	66,444
TOTAL LAND VALUE - MARKET	203,340
TOTAL MARKET VALUE	511,796
SOH/AGL Deduction	155,423
ASSESSED VALUE	356,373
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	304,962
TOTAL JUST VALUE	699,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35491	POOL ENCL	144	06/28/2017
35242	POOL	225	04/27/2017
33650	SFR	125	12/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/112	3/19/2025	LE	U	I	14	100
GRANTOR: PEELER RAYMOND S (ENH						
GRANTEE: CHASTAIN BRITTANY (						
1298/0644	7/21/2015	WD	Q	V	01	119,900
GRANTOR: BAR D RANCH PARTNERSH						
GRANTEE: RAYMOND S & ALICE B						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[ORIG=0,0] S50 E76 N50 W76 $
BAS=[ORIG=0,0] N32 W44 S74 E44 S8 N50 $
FST=[ORIG=0,-50] N44 W13 S30 W31 S14 E44 $
FOP=[ORIG=-44,42] S8 E44 N8 W44 $
.

LAND DESCRIPTION

TOTAL OB/XF 66,444

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	32.89	AC		1.00	1.00	1.00	281.00	281.00	9,242							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	32.89	AC		1.00	1.00	1.00	6,000.00	6,000.00	197,340							

REVIEW DATE 05/12/2026 BY JB Total Acres: 33.89 Total Land Value: 15,242 Market: 197,340 Agricultural: 9,242 Common: 6,000 PRINTED 11/17/2026 BY SYS