BEG NW COR OF SE1/4 OF NW1/4 RUN
R/W OLD SCL RR SE ALONG R/W 613.
FT, E 208.71 FT, N 113.89 FT TO

PINNACLE MATERIALS, LLC
14260 W NEWBERRY RD, BOX 336
NEWBERRY, FL 32669

2027

29-6S-16-03969-015

BUILDING CHARACTERISTICS

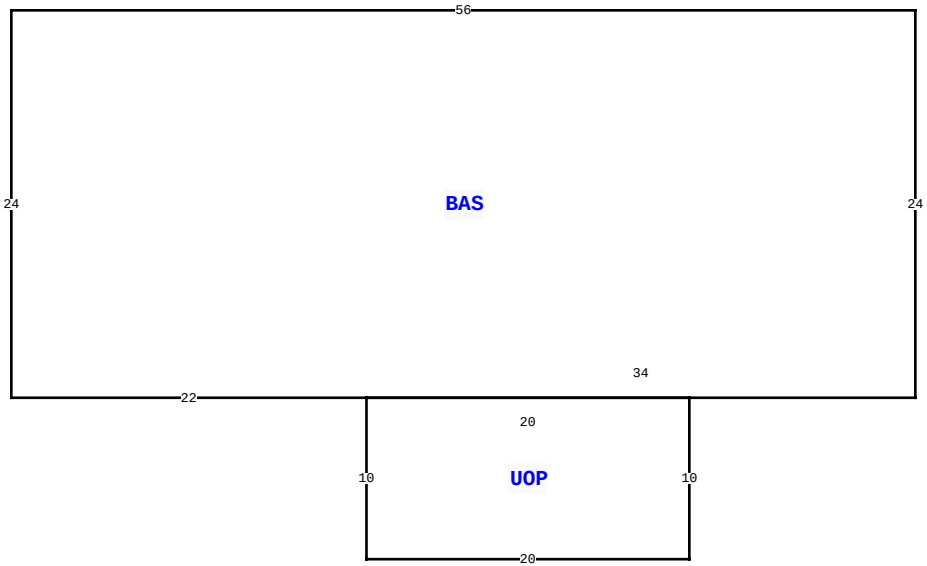
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	73,742
UOP	200	25		50	2,743
TOTALS	1,544			1,394	76,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,394	124.7000	99.76	139,065	1982	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1344 HX Base Yr



9556 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	26	24	624.00	UT	3.00	3.00	100	2008	2008	3	100	1,872	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,486
TOTAL MARKET OB/XF VALUE	10,472
TOTAL LAND VALUE - MARKET	154,360
TOTAL MARKET VALUE	241,318
SOH/AGL Deduction	0
ASSESSED VALUE	241,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,318
TOTAL JUST VALUE	241,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1262	12/02/2025	WD	Q	I	05	1,200,000
GRANTOR: CUSHMAN THOMAS M						
GRANTEE: PINNACLE MATERIALS,						
1522/1463	8/27/2024	TR	Q	I	01	295,000
GRANTOR: MATTHEWS CHARLES T RE						
GRANTEE: CUSHMAN THOMAS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E22 UOP= S10 E20 N10 W20$ E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,472

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9900	C	AC NON-AG	0					17.16	AC		1.00	1.00	1.00	8,500.00	8,500.00	145,860							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 18.16 Total Land Value: 154,360 Market: 0 Agricultural: 0 Common: 154,360 PRINTED 11/17/2026 BY SYS