LOT 1 OF HILLS OF FT WHITE S/D
UNR DESC AS: BEG NW COR OF
SE1/4 E 601.39 FT, S 591.99 FT

ZINCHINI JUSTIN M
375 SW PEWTER CT
FORT WHITE, FL 32038

2026

30-6S-16-04002-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

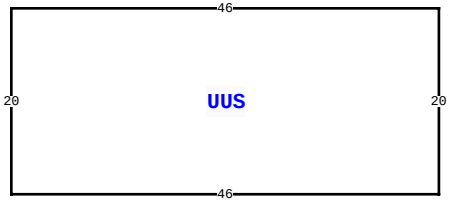
NEIGHBORHOOD/LOC 30616.010 1.00/

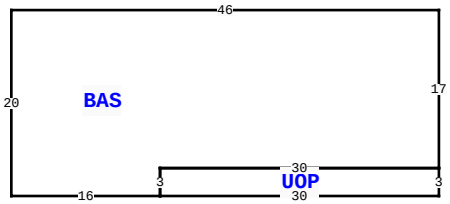
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100		830	80,570
UOP	90	20		18	1,747
UUS	920	50		460	44,653
TOTALS	1,840			1,308	126,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,308	99.0570	110.94	145,110	2015	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2023 Heated Area: 830 HX Base Yr





375 SW PEWTER DR, 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	126,971
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,780
TOTAL MARKET VALUE	192,751
SOH/AGL Deduction	0
ASSESSED VALUE	192,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,751
TOTAL JUST VALUE	192,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1262	7/11/2015	AG	U	V	21	35,000

GRANTOR: BULLARD MANAGEMENT SE

GRANTEE: JUSTIN M ZINCHINI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S20 E16 UOP= E30 N3 W30 S3$ N3 E30 N17$ PTR= N30
UUS= N20 W46 S20 E46$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 05/05/2020 BY GM Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 06/26/2026 BY SYS