

LOT 2 OF HILLS OF FT WHITE DESC
 OF NW1/4 OF SE1/4, E 601.39 FT F
 706.88 FT, S 600.91 FT, S 30.10

ARROJO PATRICK
 3400 SW 12 ST
 MIAMI, FL 33135

2026

30-6S-16-04002-002


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|----|--------------|--|--|--|--|--|--|--|------------------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|--|--------|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 19,990 TOTAL LAND VALUE - MARKET 95,744 TOTAL MARKET VALUE 115,734 SOH/AGL Deduction 0 ASSESSED VALUE 115,734 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 115,734 TOTAL JUST VALUE 115,734 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 117,270 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1531/1254 1/10/2025 WD Q I 01 125,000 GRANTOR: BULLARD MANAGEMENT SE GRANTEE: ARROJO PATRICK 1529/2153 12/17/2024 CT U I 18 100 GRANTOR: CLERK OF COURT GRANTEE: BULLARD MANAGEMENT | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE | | | | | | | | | | | |
| DOR CODE 0700 MISC IMPROVED MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 30616.00 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS | | | | | | | | | | 547 SW PEWTER DR, FORT WHITE | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | | |
| EXTRA FEATURES 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 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 4,995 2 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 200 3 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 2,800 4 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000 5 0001 RES MISC 0 0 0 0 1.00 UT 0.00 0.00 100 2019 2019 3 100 4,995 | | | | | | | | | | TOTAL OB/XF 19,990 | | | | | | | | | | LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 10.24 AC 1.00 1.00 0.85 11,000.00 9,350.00 95,744 | | | | | | | | | | | |
| REVIEW DATE 02/17/2025 BY TP Total Acres: 10.24 Total Land Value: 95,744 Market: 0 Agricultural: 0 Common: 95,744 PRINTED 05/11/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |