

(AKA LOT 5 PINE HILLS UNREC): CO
685.72 FT, S 695.05 FT, S 17 DEG
FT FOR POB, CONT S 17 DEG W 542.

PITTMAN CHRISTOPHER
882 SW DREW FEAGLE RD
FORT WHITE, FL 32038

2026

31-5S-16-03744-205



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	2026
TOTALS	952		952

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 952					HX Base Yr			
TOTALS	952		952	77,174									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		77,174	
TOTAL MARKET OB/XF VALUE		12,500	
TOTAL LAND VALUE - MARKET		115,720	
TOTAL MARKET VALUE		205,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,394	
TOTAL JUST VALUE		205,394	
NCON VALUE		78,174	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24432	M H	0	04/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1428	4/09/2026	WD	Q	I	01	110,000
GRANTOR: QUEAL STEVEN						
GRANTEE: PITTMAN CHRISTOPHER						
1550/2421	10/03/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (QUEAL)						
GRANTEE: QUEAL STEVEN						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
6	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

TOTAL OB/XF														12,500			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									05/06/2026	MLU		
882 SW DREW FEAGLE AVE, FORT WHITE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=15,10] E68 S14 W68 N14 \$													

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	DPH 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	10.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,720							