

COMM SE COR OF SE1/4 OF NW1/4, R
POB, CONT W 684.35 FT TO E R/W 0
292.01 FT, SE 618.91 TO POB. (AK

TAYLOR PATRICIA BUNDY/BUNDY KENNETH WADE
649 SW JUNCTION RD
FORT WHITE, FL 32038

2026

08-6S-16-03799-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	8616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	25,689
UOP	128	25		32	794

TOTALS	1,163			1,067	26,483
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	0	9	10	90.00	UT	7.50
3	0252	LEAN-TO W/	0	0	9	10	90.00	UT	2.00
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.12
2	0000	C	VAC RES	0			0.00	0.00	0.41

REVIEW DATE 05/14/2015 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,067	103.4100	62.05	66,207	1986	1986		0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1035 HX Base Yr													
23 45 20 16 16 3 45 UOP BAS													

649 SW JUNCTION RD, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0294	SHED WOOD/	0	0	9	10	90.00	UT	7.50	7.50	70	1996	1996	3	70	473	
3	0252	LEAN-TO W/	0	0	9	10	90.00	UT	2.00	2.00	100	1996	1996	3	100	180	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	

TOTAL OB/XF														9,353				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.12	AC		1.00	1.00	0.80	15,000.00	12,000.00	25,440	
2	0000	C	VAC RES	0			0.00	0.00	0.41	AC		1.00	1.00	0.80	15,000.00	12,000.00	4,920	

Total Acres: 2.53 Total Land Value: 30,360 Market: 0 Agricultural: 0 Common: 30,360

COLUMBIA COUNTY PROPERTY														PAGE 1 of 1	3
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		26,483
TOTAL MARKET OB/XF VALUE		9,353
TOTAL LAND VALUE - MARKET		30,360
TOTAL MARKET VALUE		66,196
SOH/AGL Deduction		0
ASSESSED VALUE		66,196
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		66,196
TOTAL JUST VALUE		66,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,196

XFOB:1:1: SCOT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
1025/0814	9/02/2004	WD	U	V	V	07	3,000

GRANTOR: JERRY A MARTIN
GRANTEE: LEONARD & MYRTLE BU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W45 S23 E45 N3 UOP= E8 N16 W8 S16\$ N20\$.									