COMM AT SE COR OF NE 1/4 OF SW 1
386.55 FT TO POB, W 143.99 FT, C
THENCE NRTHL'Y ALONG ARC CURVE 2

FLEMING JEFFREY/FLEMING JOY
245 SW CARL WILSON RD
FORT WHITE, FL 32038

**2026**

**16-6S-17-09687-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Kitchen Adjus | 02 | 02 100 |
| Quality | 06 | 06 |

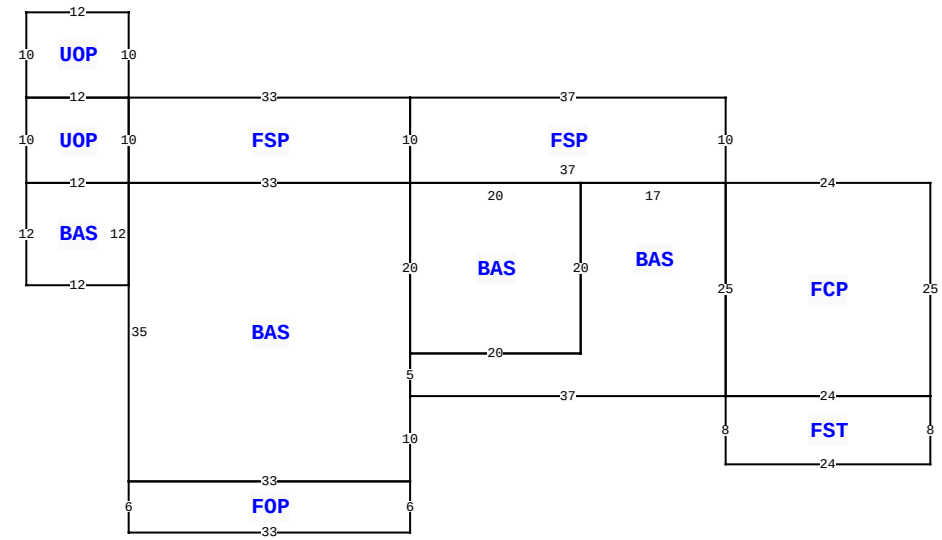
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16617.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 144 | 100 | | 144 | 16,300 |
| BAS | 400 | 100 | | 400 | 45,276 |
| BAS | 525 | 100 | | 525 | 59,425 |
| BAS | 1,155 | 100 | | 1,155 | 130,735 |
| FCP | 600 | 25 | | 150 | 16,979 |
| FOP | 198 | 30 | | 59 | 6,678 |
| FSP | 330 | 40 | | 132 | 14,942 |
| FSP | 370 | 40 | | 148 | 16,752 |
| FST | 192 | 55 | | 106 | 11,998 |
| UOP | 120 | 20 | | 24 | 2,717 |
| TOTALS | 4,154 | | | 2,867 | 324,516 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,867 | 115.4979 | 129.36 | 370,875 | 2007 | 2015 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025




** This building has 11 Sub-Areas

245 SW CARL WILSON RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 324,516 |
| TOTAL MARKET OB/XF VALUE | | 27,795 |
| TOTAL LAND VALUE - MARKET | | 61,900 |
| TOTAL MARKET VALUE | | 414,211 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 414,211 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 | 414,211 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 414,211 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 419,147 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31770 | ADDN SFR | 719 | 02/27/2014 |
| 27481 | ADDN SFR | 116 | 11/12/2008 |
| 25443 | SFR | 413 | 01/22/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/878 | 2/22/2024 | WD | Q | I | 01 | 495,000 |
| GRANTOR: LEWIS JAMES N JR | | | | | | |
| GRANTEE: FLEMING JEFFREY | | | | | | |
| 1506/403 | 1/11/2024 | WD | U | V | 11 | 100 |
| GRANTOR: LEWIS JAMES N AKA JAM | | | | | | |
| GRANTEE: LEWIS JAMES N JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N10 W33 UOP= N10 W12 S10 E12$ UOP= W12 S10 E12 N10$ S10 E33$ BAS= W33 BAS= W12 S12 E12 N12$ S35 FOP= S6 E33 N6 W33$ E33 N10 BAS= E37 FST= S8 E24 N8 W24$ FCP= E24 N25 W24 S25$ N25 FSP= N10 W37 S10 E37$ W17 S20 W20 S5$ N5 BAS= E20 N20 W20 S20$ N20$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,225.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 3,675 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 40 | 42 | 1,680.00 | UT | 9.00 | 9.00 | 100 | 2013 | 2013 | 3 | 100 | 15,120 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 7 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,795

| 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 | 100 | | 00 | 0.00 | 0.00 | 6.19 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 61,900 | | | | | | | |

REVIEW DATE 03/05/2024 BY TP Total Acres: 6.19 Total Land Value: 61,900 Market: 0 Agricultural: 0 Common: 61,900 PRINTED 11/19/2025 BY SYS