BEG NW COR OF NW1/4 OF SW1/4,
RUN E 1324.51 FT, S 476.41 FT,
W 1324.15 FT, N 476.41 FT TO

VIOLA EUGENE S
1761 SW JUNCTION RD
FORT WHITE, FL 32038

2026

17-6S-16-03850-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

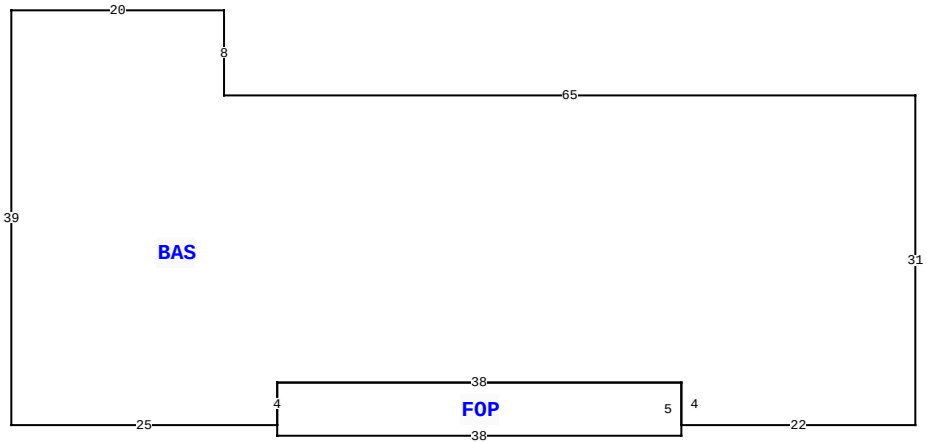
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,643	100		2,643	202,254
FOP	190	30		57	4,362
TOTALS	2,833			2,700	206,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,700	105.1200	117.73	317,871	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2643 HX Base Yr 2015



1761 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,616
TOTAL MARKET OB/XF VALUE		8,480
TOTAL LAND VALUE - MARKET		213,100
TOTAL MARKET VALUE		230,783
SOH/AGL Deduction		103,620
ASSESSED VALUE		127,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,441
TOTAL JUST VALUE		428,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,196

LAND:4:1: JOINS 3850-007
SALE:1:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1235	1/21/2014	PB	U	I	18	0
GRANTOR:CLERK OF COURT (NORMA						
GRANTEE:EUGENE S VIOLA (SON						
1268/0468	1/13/2014	PB	U	V	18	0
GRANTOR:CLERK OF COURT (VIOLA						
GRANTEE:EUGENE S VILOA (SON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 N8 W20 S39 E25 FOP= S1 E38 N5 W38 S4$ N4 E38 S4 E22 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0040	BARN,POLE	0	100	36	60	2,160.00	UT	3.00	3.00	100	2008	2008	3	100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 8,480

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.31	AC		1.00	1.00	1.00	280.00	280.00	5,687							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	203,100							

REVIEW DATE 06/23/2020 BY KR Total Acres: 21.31 Total Land Value: 15,687 Market: 203,100 Agricultural: 5,687 Common: 10,000 PRINTED 11/18/2025 BY SYS