COMM AT SE COR OF OF NE1/4 OF SE
W 1007.41 FT TO E'RLY R/W LINE A
RR NE ALONG E R/W 100 FT FOR POB

VIOLA NICOLE
1927 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03864-002

COLUMBIA COUNTY PROPERTY

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	02	WALL BD/WD 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
Quality	03	03

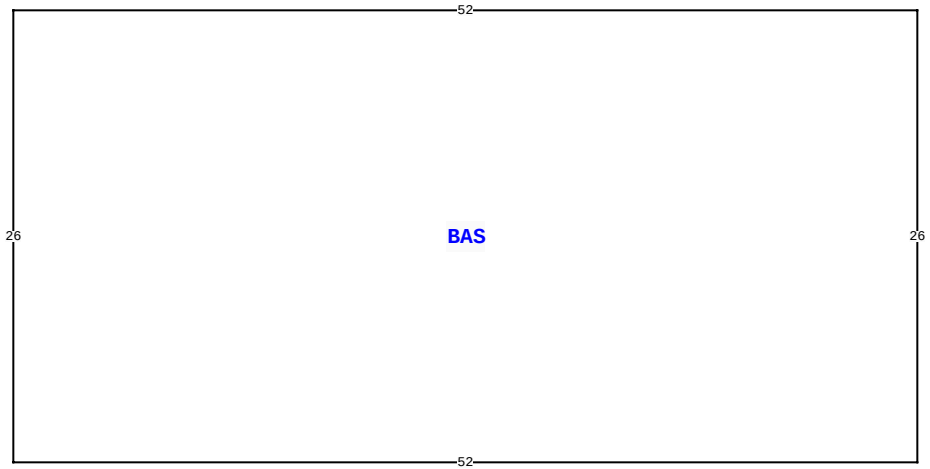
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	30,052
TOTALS	1,352			1,352	30,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	92.6100	55.57	75,131	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1352 HX Base Yr 2020



1927 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,052
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		2,415
TOTAL MARKET VALUE		39,467
SOH/AGL Deduction		19,338
ASSESSED VALUE		20,129
TOTAL EXEMPTION VALUE	HX HB	20,129
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		39,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37080	M H	444	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1670	7/30/2018	QC	U	V	11	100
GRANTOR: UEGENE S VIOLA						
GRANTEE: NICOLE VIOLA						
1306/2069	12/28/2015	WD	Q	V	01	2,500
GRANTOR: SOR PROPERTIES LLC						
GRANTEE: EUGENE S VIOLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.50	4,200.00	2,100.00	2,415							

REVIEW DATE 10/30/2018 BY DF Total Acres: 1.15 Total Land Value: 2,415 Market: 0 Agricultural: 0 Common: 2,415 PRINTED 11/07/2025 BY SYS