COMM SE COR OF LOT 1 ICHETUCKNEE
ALONG W R/W OF SW JUNCTION RD, 2
CONT N 210 FT, NW 210 FT, SW 210

BOWLES JERRY/BOWLES JENNIFER
1870 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03865-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

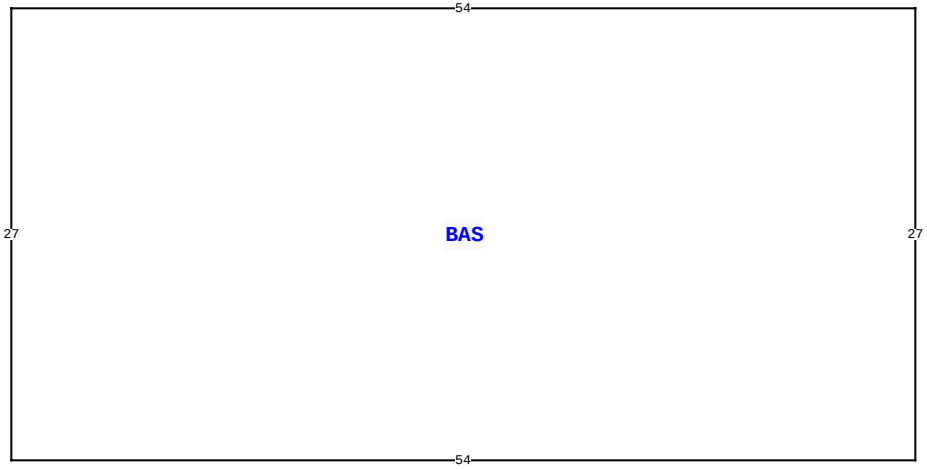
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	158,509
TOTALS	1,458			1,458	158,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,458	113.5000	116.90	170,440	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1458 HX Base Yr 2022



1870 SW JUNCTION 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		158,509
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		16,968
TOTAL MARKET VALUE		182,477
SOH/AGL Deduction		117,958
ASSESSED VALUE		64,519
TOTAL EXEMPTION VALUE	HX HB	39,519
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		182,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/2563	6/25/2021	QC	U	V	11	100

GRANTOR: BOWLES LINDSEY RENEE

GRANTEE: BOWLES JERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,6] E54 S27 W54 N27 $
.

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	1.01	AC		1.00	1.00	1.20	14,000.00	16,800.00	16,968							

REVIEW DATE 10/20/2021 BY JB Total Acres: 1.01 Total Land Value: 16,968 Market: 0 Agricultural: 0 Common: 16,968 PRINTED 11/07/2025 BY SYS