LOT 27 ICHETUCKNEE MEADOWS S/D
ORB 460-666, 628-138, CURTIS DEC

HOPKINS MICHAEL P/HOPKINS MELODIE R
2116 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03865-027

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

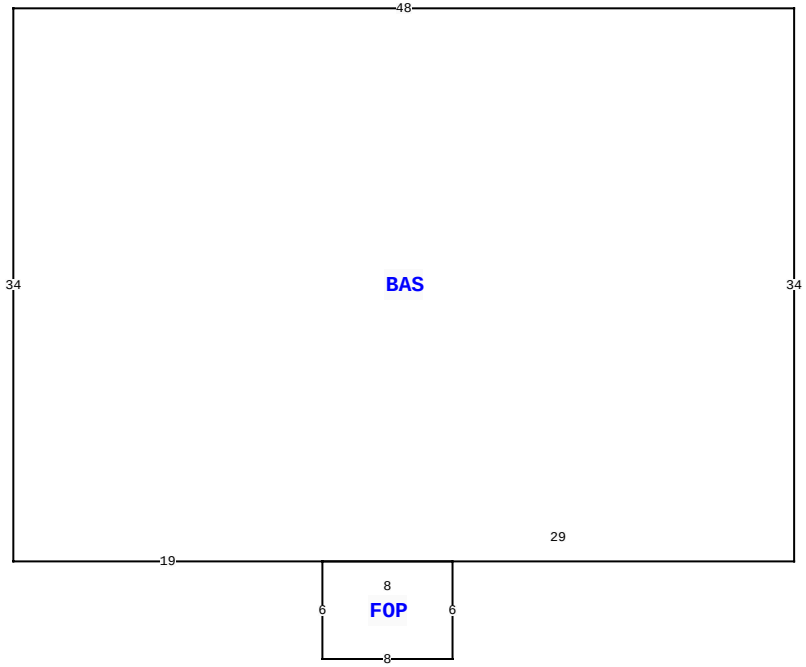
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	183,245
FOP	48	30		14	1,572
TOTALS	1,680			1,646	184,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	120.0622	134.47	221,338	2014	2014	0	0	0	16.50	83.50

2 SINGLE FAM 100% - 2015 Heated Area: 1632 HX Base Yr 2015



2116 SW JUNCTION RD, FORT WHITE

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

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	0021	BARN,FR AE	0	100	19	22	418.00	UT	7.00	7.00	100	0	0	3	100	2,926	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0060	CARPORT F	0	100	0	22	660.00	UT	5.00	5.00	100	1993	1993	3	100	3,300	
4	0166	CONC,PAVMT	0	100	0	0	718.00	UT	2.00	2.00	100	2014	2014	3	100	1,436	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,817
TOTAL MARKET OB/XF VALUE		8,862
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,679
SOH/AGL Deduction		80,648
ASSESSED VALUE		168,031
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,309
TOTAL JUST VALUE		248,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,999

XFOB:1:1: NOBILITY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048719	Roof Replacement	13,500	11/21/2023
31664	SFR	516	12/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1214/0251	4/28/2011	WD	Q	I	01	50,000

GRANTOR: TIMOTHY M NOLAND
GRANTEE: MICHAEL P & MELODIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S34 E19 FOP= S6 E8 N6 W8$ E29 N34$.

LAND DESCRIPTION

TOTAL OB/XF 8,862

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/25/2024 BY JS Total Acres: 5.67 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/11/2025 BY SYS