

BEG INTERS OF W R/W OF GRD RD &  
OF SEC. RUN S ALONG R/W 210 FT  
N 210 FT, E 210 FT TO POB. ALSO

PHILLIPS ISIAH JR  
2344 SW JUNCTION RD  
FORT WHITE, FL 32038

2026

19-6S-16-03871-000



| BUILDING CHARACTERISTICS                                                                                                                   |            |                  |                      |             |     | MARKET ADJUSTMENTS              |       |              |             |                      |                |               |         |             |            | COLUMBIA COUNTY PROPERTY        |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|----------------------|-------------|-----|---------------------------------|-------|--------------|-------------|----------------------|----------------|---------------|---------|-------------|------------|---------------------------------|-----------------|-----------------------------|------|--------------------|-----------|----------------------------------|----|--------|--|--------|--|----------------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD         | CONSTRUCTION     |                      |             |     | TYPE                            | MDL   | EFF. AREA    | TOT ADJ PTS | EFF. BASE RATE       | REPL. COST NEW | AYB           | EYB     | ECON        | FNCT       | NORM                            | % COND          | PAGE 1 of 1 3               |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | VALUATION BY STANDARD           |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | Tax Group: 3                    |                 |                             |      |                    | Tax Dist: |                                  |    |        |  | 0      |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | BUILDING MARKET VALUE           |                 |                             |      |                    |           |                                  |    |        |  | 16,100 |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | TOTAL MARKET OB/XF VALUE        |                 |                             |      |                    |           |                                  |    |        |  | 21,980 |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | TOTAL LAND VALUE - MARKET       |                 |                             |      |                    |           |                                  |    |        |  | 38,080 |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | TOTAL MARKET VALUE              |                 |                             |      |                    |           |                                  |    |        |  | 4,698  |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | SOH/AGL Deduction               |                 |                             |      |                    |           |                                  |    |        |  | 33,382 |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | ASSESSED VALUE                  |                 |                             |      |                    |           |                                  |    |        |  | 0      |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | TOTAL EXEMPTION VALUE           |                 |                             |      |                    |           |                                  |    |        |  | 33,382 |  |                |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            | BASE TAXABLE VALUE              |                 |                             |      |                    |           |                                  |    |        |  | 38,080 |  |                |  |  |  |  |  |
| TOTAL JUST VALUE                                                                                                                           |            |                  |                      |             |     |                                 |       |              |             | 0                    |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| NCON VALUE                                                                                                                                 |            |                  |                      |             |     |                                 |       |              |             | 38,080               |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| INCOME VALUE                                                                                                                               |            |                  |                      |             |     |                                 |       |              |             | 0                    |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                                                                                                    |            |                  |                      |             |     |                                 |       |              |             | 38,080               |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| DOR CODE                                                                                                                                   |            |                  |                      |             |     | 0700                            |       |              |             |                      |                | MISC IMPROVED |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| MAP NUM                                                                                                                                    |            |                  |                      |             |     |                                 |       |              |             |                      |                | MKT AREA      |         |             |            |                                 |                 | 02                          |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |            |                  |                      |             |     | 19616.00                        |       |              |             |                      |                | 1.00/         |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| AREA TYPE                                                                                                                                  |            | TOTAL GROSS AREA |                      | PCT OF BASE |     | YEAR                            |       | TOT ADJ AREA |             | SUBAREA MARKET VALUE |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| TOTALS                                                                                                                                     |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |            |                  |                      |             |     | 2344 SW JUNCTION RD, FORT WHITE |       |              |             |                      |                |               |         |             |            | BLD DATE<br>XF DATE<br>INC DATE |                 |                             |      |                    |           | LGL DATE<br>LAND DATE<br>AG DATE |    |        |  |        |  | 04/07/2025 MLU |  |  |  |  |  |
| L N                                                                                                                                        | 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                                                                                                                                          | 0294       | SHED WOOD/       |                      | 0           | 0   | 0                               | 0     | 1.00         | UT          | 0.00                 | 0.00           | 100           | 2015    | 2015        | 3          | 100                             | 50              |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| 2                                                                                                                                          | 0296       | SHED METAL       |                      | 0           | 0   | 0                               | 0     | 1.00         | UT          | 0.00                 | 0.00           | 100           | 2015    | 2015        | 3          | 100                             | 50              |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| 3                                                                                                                                          | 9945       | Well/Sept        |                      | 0           | 0   | 0                               | 0     | 1.00         | UT          | 7,000.00             | 7,000.00       | 100           |         |             | 3          | 100                             | 7,000           |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| 4                                                                                                                                          | 9947       | Septic           |                      | 0           | 0   | 0                               | 0     | 2.00         | UT          | 3,000.00             | 3,000.00       | 100           |         |             | 3          | 100                             | 6,000           |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| 5                                                                                                                                          | 9947       | Septic           |                      | 0           | 0   | 0                               | 0     | 1.00         | UT          | 3,000.00             | 3,000.00       | 100           |         |             | 3          | 100                             | 3,000           |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            |                                 |                 |                             |      | TOTAL OB/XF 16,100 |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE   | CLS              | LAND USE DESCRIPTION | CAP         | R D | LOC ZONE                        | FRONT | DEPTH        | TOT LND UTS | UNIT TYPE            | D T            | DPH FACT      | % COND  | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE                  | LAND VALUE      | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY            | DECL      | FRZ                              | YR | CONSRV |  |        |  |                |  |  |  |  |  |
| 1                                                                                                                                          | 0700       | C                | MISC RES             | 0           |     | A-1                             | 0.00  | 0.00         | 1.00        | AC                   |                | 1.00          | 1.00    | 1.00        | 14,000.00  | 14,000.00                       | 14,000          |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| 2                                                                                                                                          | 0000       | C                | VAC RES              | 0           |     | A-1                             | 0.00  | 0.00         | 0.57        | AC                   |                | 1.00          | 1.00    | 1.00        | 14,000.00  | 14,000.00                       | 7,980           |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |
| REVIEW DATE 12/07/2023 BY JB Total Acres: 1.57 Total Land Value: 21,980 Market: 0 Agricultural: 0 Common: 21,980 PRINTED 11/18/2025 BY SYS |            |                  |                      |             |     |                                 |       |              |             |                      |                |               |         |             |            |                                 |                 |                             |      |                    |           |                                  |    |        |  |        |  |                |  |  |  |  |  |