S1/2 OF S1/2 OF NW1/4 OF NW1/4 & OF NW1/4 EX 10 AC DESC IN ORB 11

JUNKIN CHERRI
601 SW MOUNT HOPE DR
FT WHITE, FL 32038

2027

04-7S-16-04131-000

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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

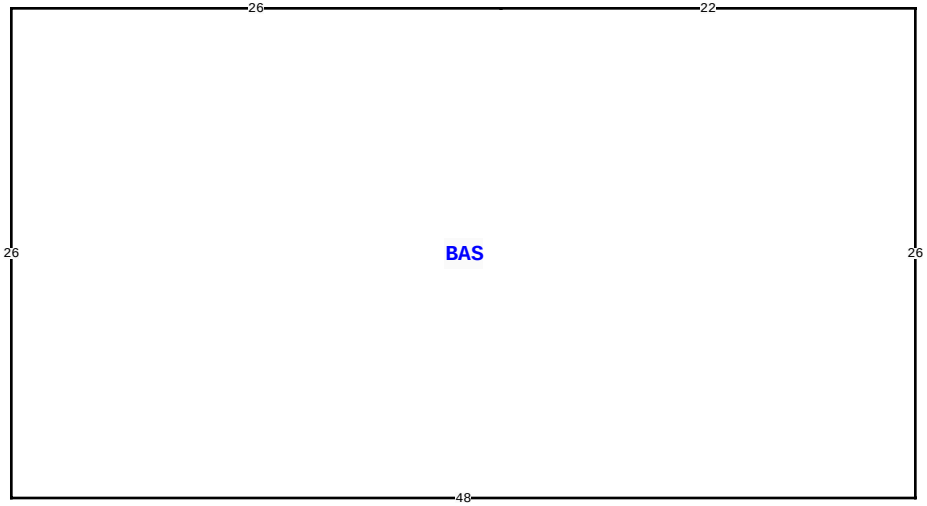
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	73,349
TOTALS	1,248			1,248	73,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	114.9000	106.86	133,361	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1248 HX Base Yr 2001



601 SW MOUNT HOPE DR, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/07/2026 MLU | 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	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	50	2000	2000	3	50	325	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,349
TOTAL MARKET OB/XF VALUE		7,325
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		95,704
SOH/AGL Deduction		44,729
ASSESSED VALUE		50,975
TOTAL EXEMPTION VALUE	HX HB WX	30,975
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		240,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,463

LAND:1:1: JOINS FAMILY PROPERTY

SALE:1:1: SALE FOR 60 AC ASSESSED FOR 30 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041802	Roof Replacement	7,290	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/2036	8/19/2009	WD	U	I	11	100
GRANTOR: DONALD LEE JUNKIN & C						
GRANTEE: DONALD LEE JUNKIN &						
1179/0871	8/19/2009	WD	U	I	11	100
GRANTOR: DONALD L JUNKIN						
GRANTEE: DONALD L JUNKIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E48 N26 W22$.

LAND DESCRIPTION

TOTAL OB/XF 7,325

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5200	A	CROPLAND 2	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 20.00 Total Land Value: 15,030 Market: 152,000 Agricultural: 7,030 Common: 8,000 PRINTED 11/17/2026 BY SYS