SW1/4 OF NW1/4.
(JOINS RE #03799-002)
DC 1396-1488, PB 1406-1066, DC

MARTIN TOMMY
658 SW JUNCTION RD
FORT WHITE, FL 32038

2027

08-6S-16-03798-000

BUILDING CHARACTERISTICS

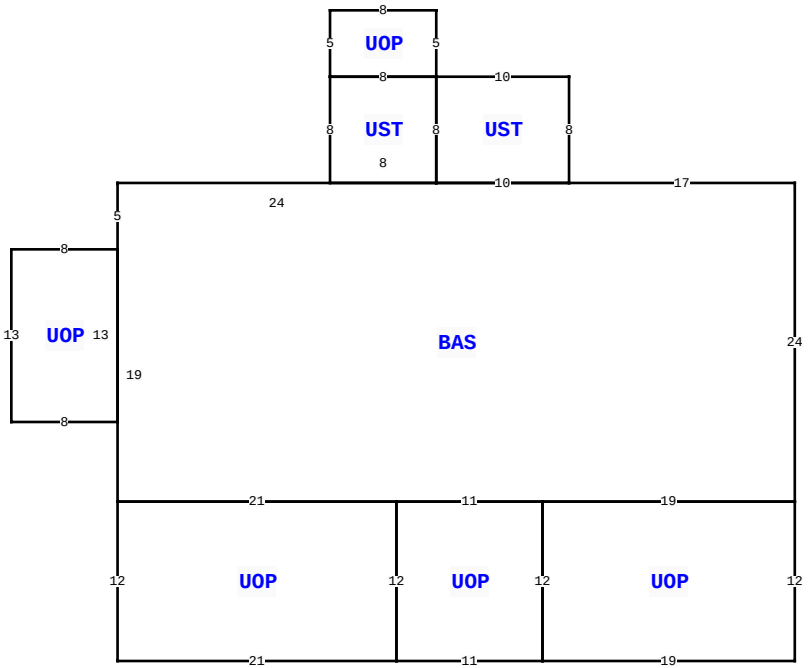
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	59,861
UOP	40	20		8	391
UOP	104	20		21	1,027
UOP	132	20		26	1,271
UOP	228	20		46	2,250
UOP	252	20		50	2,445
UST	64	45		29	1,418
UST	80	45		36	1,761
TOTALS	2,124			1,440	70,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	68.4000	75.24	108,346	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1224 HX Base Yr 2022



658 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,425
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		88,595
SOH/AGL Deduction		14,060
ASSESSED VALUE		74,535
TOTAL EXEMPTION VALUE	HX HB	49,535
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		311,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048114	Electrical Servic	0	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1151	7/14/2020	QC	U	I	30	100
GRANTOR: CARLOLYN M JOHNSON &						
GRANTEE: TOMMY MARTIN						
1413/0979	6/12/2020	PB	U	I	18	0
GRANTOR: CLERL OF COURT (CECEL						
GRANTEE: CARLOLYN M JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N8 W10 S8 E10$ W10 UST= N8 UOP= N5 W8 S5 E8$ W8 S8 E8$ W24 S5 UOP= W8 S13 E8 N13$ S19 UOP= S12 E21 N12 W21$ E21 UOP= S12 E11 N12 W11$ E11 UOP= S12 E19 N12 W19$ E19 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 40.00 Total Land Value: 16,920 Market: 234,000 Agricultural: 10,920 Common: 6,000 PRINTED 11/17/2026 BY SYS