COMM SE COR OF SE1/4 OF NW1/4, R
POB, CONT W 684.35 FT TO E R/W O
292.01 FT, SE 618.91 TO POB. (AK

TAYLOR PATRICIA BUNDY/BUNDY KENNETH WADE
649 SW JUNCTION RD
FORT WHITE, FL 32038

2026

08-6S-16-03799-003

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

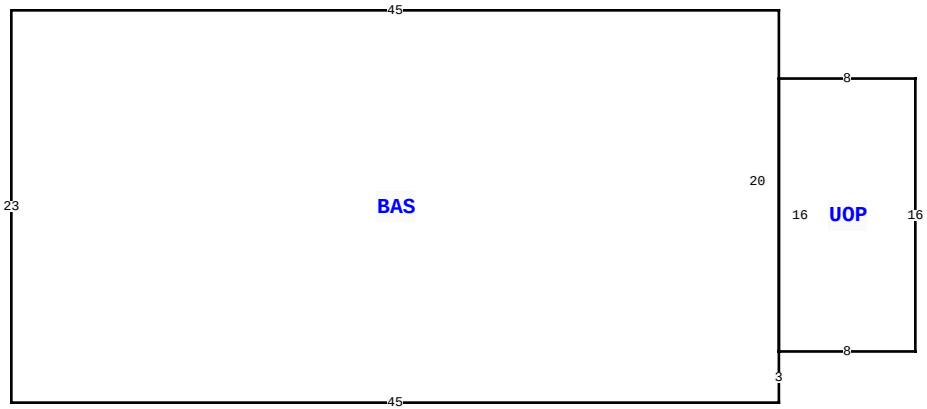
NEIGHBORHOOD/LOC 8616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	25,689
UOP	128	25		32	794
TOTALS	1,163			1,067	26,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,067	103.4100	62.05	66,207	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1035 HX Base Yr



649 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0294	SHED WOOD/	0	0	9	10	90.00	UT	7.50	7.50	70	1996	1996	3	70	473	
3	0252	LEAN-TO W/	0	0	9	10	90.00	UT	2.00	2.00	100	1996	1996	3	100	180	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
6	0030	BARN,MT	0	0	32	24	1.00	UT	13,824.00	13,824.00	100	2026	2025		100	13,824	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,483
TOTAL MARKET OB/XF VALUE	23,177
TOTAL LAND VALUE - MARKET	30,360
TOTAL MARKET VALUE	80,020
SOH/AGL Deduction	0
ASSESSED VALUE	80,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,020
TOTAL JUST VALUE	80,020
NCON VALUE	13,824
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,196

XFOB:1:1: SCOT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/0814	9/02/2004	WD	U	V	07	3,000

GRANTOR: JERRY A MARTIN

GRANTEE: LEONARD & MYRTLE BU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S23 E45 N3 UOP= E8 N16 W8 S16$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 23,177

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.12	AC		1.00	1.00	0.80	15,000.00	12,000.00	25,440							
2	0000	C	VAC RES	0			0.00	0.00	0.41	AC		1.00	1.00	0.80	15,000.00	12,000.00	4,920							

REVIEW DATE 05/07/2026 BY JB Total Acres: 2.53 Total Land Value: 30,360 Market: 0 Agricultural: 0 Common: 30,360 PRINTED 06/23/2026 BY SYS