

COMM SE COR OF SE1/4 OF NW1/4, R  
TO NW R/W OF CO RD, NE 428.38 FT  
856.18 FT, N 446.53 FT, SE 1046.

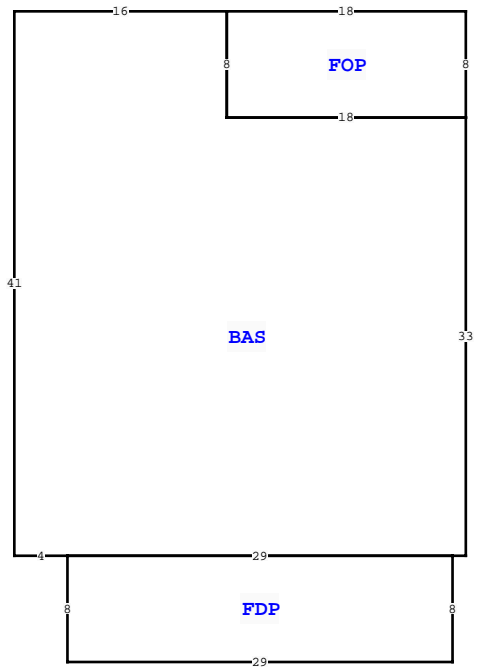
EVANS PHILLIP E/EVANS KATHRYN E  
512 SW JUNCTION RD  
FORT WHITE, FL 32038

**2026**

08-6S-16-03799-004  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,250	100	
FDP	232	60	
FOP	144	30	
TOTALS	1,626		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1250						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,770
TOTAL MARKET OB/XF VALUE			8,206
TOTAL LAND VALUE - MARKET			105,840
TOTAL MARKET VALUE			304,816
SOH/AGL Deduction			179,315
ASSESSED VALUE			125,501
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			74,090
TOTAL JUST VALUE			304,816
NCON VALUE			8,206
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052403	Remodel	107,750	02/20/2025
000052271	Roof Replacement	11,000	02/07/2025
40672	SFR	0	10/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1359	3/21/2014	WD Q	Q	V	01	39,000
GRANTOR: DAVID, STEPHEN & RUSS						
GRANTEE: PHILLIP E & KATHRYN						
0887/1849	8/18/1999	WD Q	Q	V	01	0
GRANTOR: V BROWN (RESERVING LI						
GRANTEE: STEPHEN, DAVID & RU						

EXTRA FEATURES																
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	0040	BARN, POLE	0	100	38	18	1.00	UT	2,736.00	100	2026	2025		100	2,736	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	350.00	100	2026	2025		100	350	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	520.00	100	2026	2025		100	520	
4	0060	CARPORT F	0	100	24	24	1.00	UT	4,600.00	100	2026	2025		100	4,600	

TOTAL OB/XF												8,206					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,-10] W16 S41 E4 E29 E1 N33 W18 N8 \$											
FOP=[ORIG=0,-10] E18 S8 W18 N8 \$											
FDP=[ORIG=-12,31] E29 S8 W29 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												8,206					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	8.82	AC		1.00	1.00	1.00	12,000.00	12,000.00	105,840												