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

2027

08-6S-16-03799-004

BUILDING CHARACTERISTICS

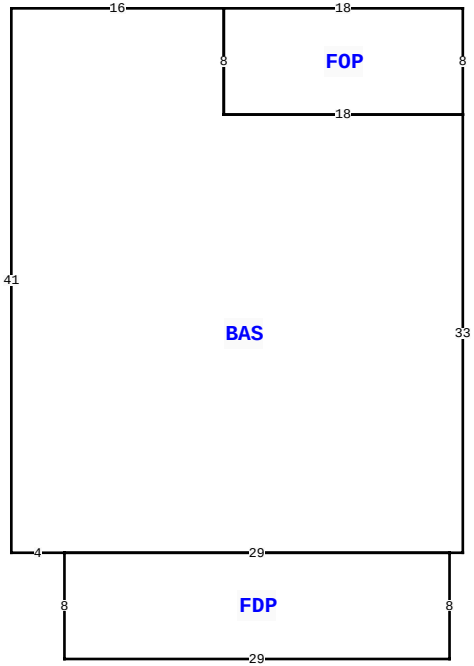
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	163,548
FDP	232	60		139	18,186
FOP	144	30		43	5,626
TOTALS	1,626			1,432	187,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	123.9000	136.29	195,167	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1250 HX Base Yr 2023



512 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	100	38	18	1.00	UT	2,736.00	2,736.00	100	2026	2025		100	2,736	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	350.00	350.00	100	2026	2025		100	350	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	520.00	520.00	100	2026	2025		100	520	
4	0060	CARPORT F	0	100	24	24	1.00	UT	4,600.00	4,600.00	100	2026	2025		100	4,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,360
TOTAL MARKET OB/XF VALUE	8,206
TOTAL LAND VALUE - MARKET	105,840
TOTAL MARKET VALUE	301,406
SOH/AGL Deduction	172,140
ASSESSED VALUE	129,266
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	77,855
TOTAL JUST VALUE	301,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,816

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	V	01	39,000
GRANTOR: DAVID, STEPHEN & RUSS						
GRANTEE: PHILLIP E & KATHRYN						
0887/1849	8/18/1999	WD	Q	V	01	0
GRANTOR: V BROWN (RESERVING LI						
GRANTEE: STEPHEN, DAVID & RU						

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

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	8.82	AC		1.00	1.00	1.00	12,000.00	12,000.00	105,840							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 8.82 Total Land Value: 105,840 Market: 0 Agricultural: 0 Common: 105,840 PRINTED 11/17/2026 BY SYS