

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.

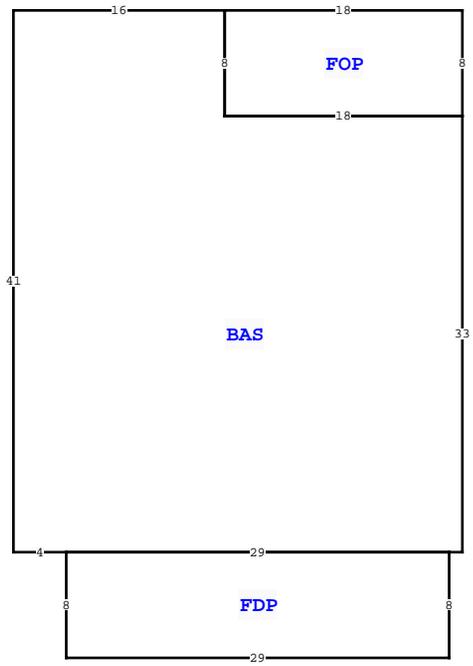
EVANS PHILLIP E/EVANS KATHRYN E
512 SW JUNCTION RD
FORT WHITE, FL 32038

2026

08-6S-16-03799-004
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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		
		1,432	194,179

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	141.25	202,270	2021	2021	0	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1250 HX Base Yr 2023														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,179	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		105,840	
TOTAL MARKET VALUE		300,019	
SOH/AGL Deduction		182,724	
ASSESSED VALUE		117,295	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		65,884	
TOTAL JUST VALUE		300,019	
NCON VALUE		0	
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

TOTAL OB/XF																
0																

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										