COMM SE COR OF SE1/4 OF NW1/4, R
TO W R/W OF CO RD, RUN NE 832.49
NW 1046.13 FT TO W LINE OF SE1/4

MOBLEY ELIZABETH W/SMITH RANDALL F
432 SW JUNCTION RD
FORT WHITE, FL 32038

2027

08-6S-16-03799-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

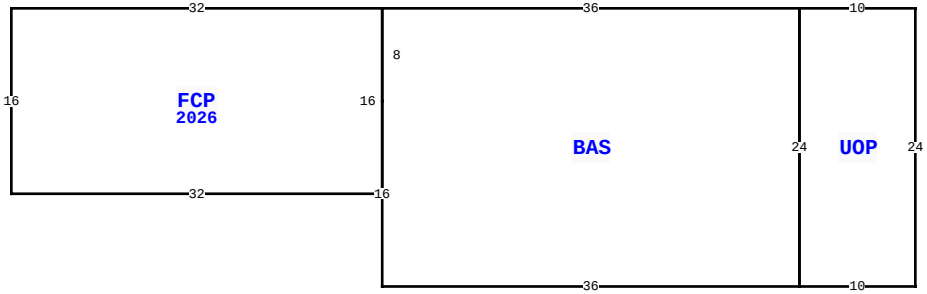
NEIGHBORHOOD/LOC 8616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	95,088
FCP	512	25	2026	128	14,087
UOP	240	20		48	5,282
TOTALS	1,616			1,040	114,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	137.0512	150.76	156,790	1998	1998	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 2022 Heated Area: 864 HX Base Yr 2022



430 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,457
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	101,750
TOTAL MARKET VALUE	224,907
SOH/AGL Deduction	90,883
ASSESSED VALUE	134,024
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	82,613
TOTAL JUST VALUE	224,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042310	Electrical Servic	0	07/13/2021
12317	RELOCATE	30	03/25/1997
12318	REMODEL	65	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/931	5/17/2021	WD	Q	I	01	150,000
GRANTOR: RILEY NORA S						
GRANTEE: MOBLEY ELIZABETH W						
1292/1576	4/08/2015	QC	U	I	11	100
GRANTOR: JAMES J & NORA S RILE						
GRANTEE: JAMES J & NORA S RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S8 S16 E36 N24 $
UOP=[ORIG=0,24] E10 N24 W10 S24 $
FCP=[YR=2026;ORIG=-68,0] E32 S16 W32 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	9.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,750							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 9.25 Total Land Value: 101,750 Market: 0 Agricultural: 0 Common: 101,750 PRINTED 11/17/2026 BY SYS