COMM AT SE COR OF NE 1/4 OF SW 1
386.55 FT TO POB, W 143.99 FT, C
THENCE NRTHL'Y ALONG ARC CURVE 2

FLEMING JEFFREY/FLEMING JOY
245 SW CARL WILSON RD
FORT WHITE, FL 32038

2027

16-6S-17-09687-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

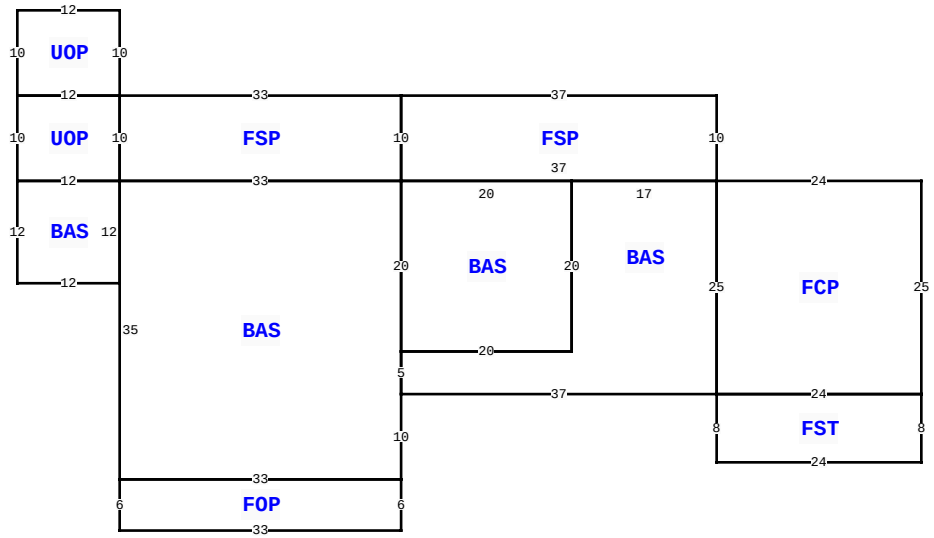
NEIGHBORHOOD/LOC 16617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	16,008
BAS	400	100		400	44,468
BAS	525	100		525	58,363
BAS	1,155	100		1,155	128,400
FCP	600	25		150	16,676
FOP	198	30		59	6,559
FSP	330	40		132	14,675
FSP	370	40		148	16,453
FST	192	55		106	11,784
UOP	120	20		24	2,668
TOTALS	4,154			2,867	318,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,867	115.4979	127.05	364,252	2007	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025



** This building has 11 Sub-Areas

245 SW CARL WILSON RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,720
TOTAL MARKET OB/XF VALUE	27,795
TOTAL LAND VALUE - MARKET	74,280
TOTAL MARKET VALUE	420,795
SOH/AGL Deduction	0
ASSESSED VALUE	420,795
TOTAL EXEMPTION VALUE	HX HB VX 13 420,795
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	420,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31770	ADDN SFR	719	02/27/2014
27481	ADDN SFR	116	11/12/2008
25443	SFR	413	01/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/878	2/22/2024	WD	Q	I	01	495,000
GRANTOR: LEWIS JAMES N JR						
GRANTEE: FLEMING JEFFREY						
1506/403	1/11/2024	WD	U	V	11	100
GRANTOR: LEWIS JAMES N AKA JAM						
GRANTEE: LEWIS JAMES N JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W33 UOP= N10 W12 S10 E12$ UOP= W12 S10 E12 N10$ S10 E33$ BAS= W33 BAS= W12 S12 E12 N12$ S35 FOP= S6 E33 N6 W33$ E33 N10 BAS= E37 FST= S8 E24 N8 W24$ FCP= E24 N25 W24 S25$ N25 FSP= N10 W37 S10 E37$ W17 S20 W20 S5$ N5 BAS= E20 N20 W20 S20$ N20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,225.00	UT	3.00	3.00	100	2007	2007	3	100	3,675	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0031	BARN,MT AE	0	100	40	42	1,680.00	UT	9.00	9.00	100	2013	2013	3	100	15,120	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 27,795

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		00	0.00	0.00	6.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,280							

REVIEW DATE 03/05/2024 BY TP Total Acres: 6.19 Total Land Value: 74,280 Market: 0 Agricultural: 0 Common: 74,280 PRINTED 11/17/2026 BY SYS