

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

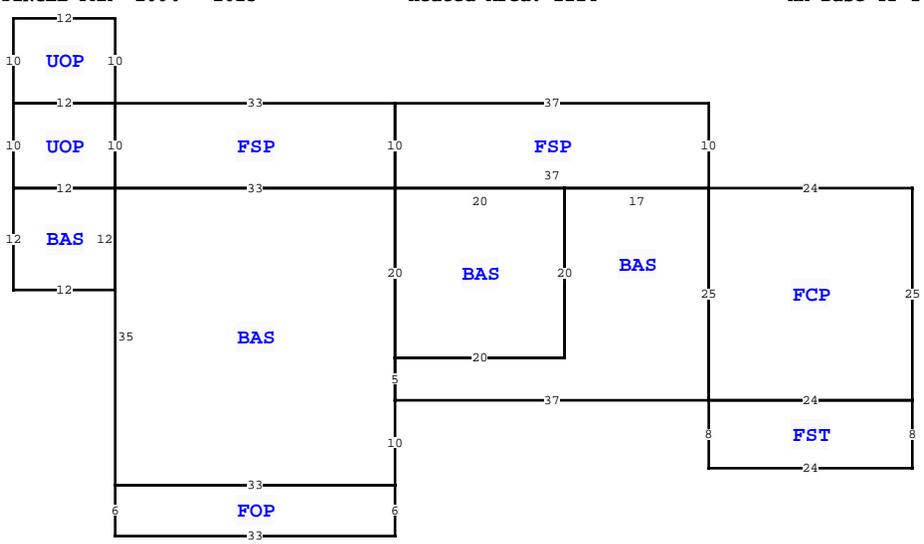
FLEMING JEFFREY/FLEMING JOY  
245 SW CARL WILSON RD  
FORT WHITE, FL 32038

**2026**

16-6S-17-09687-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architctual	05 CONV 100
Units	0 100
Kitchen Adjus	02 02 100

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	131.67	377,498	2007	2015	0	0	12.50	87.50
1 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025											



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	16,590
BAS	400	100		400	46,085
BAS	525	100		525	60,486
BAS	1,155	100		1,155	133,069
FCP	600	25		150	17,282
FOP	198	30		59	6,798
FSP	330	40		132	15,208
FSP	370	40		148	17,051
FST	192	55		106	12,212
UOP	120	20		24	2,765
TOTALS	4,154			2,867	330,311

\*\* This building has 11 Sub-Areas

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

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

245 SW CARL WILSON RD, FORT WHITE										TOTAL OB/XF		27,795					
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LAND DESCRIPTION																								
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		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 05/08/2026 BY SYS																						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		330,311	
TOTAL MARKET OB/XF VALUE		27,795	
TOTAL LAND VALUE - MARKET		74,280	
TOTAL MARKET VALUE		432,386	
SOH/AGL Deduction		1,922	
ASSESSED VALUE		430,464	
TOTAL EXEMPTION VALUE		HX HB VX 13 430,464	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		432,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,147	

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	Q	I	01	495,000
GRANTOR: LEWIS JAMES N JR						
GRANTEE: FLEMING JEFFREY						
1506/403	1/11/2024	WD U	V	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\$.