NW1/4 OF SW1/4, EX 14.48 AC.
DESC IN ORB 570-647.

SIMILE REGIS CHARLES/SIMILE JANET
PO BOX 700
FT WHITE, FL 32038

2027

17-6S-16-03850-006

BUILDING CHARACTERISTICS

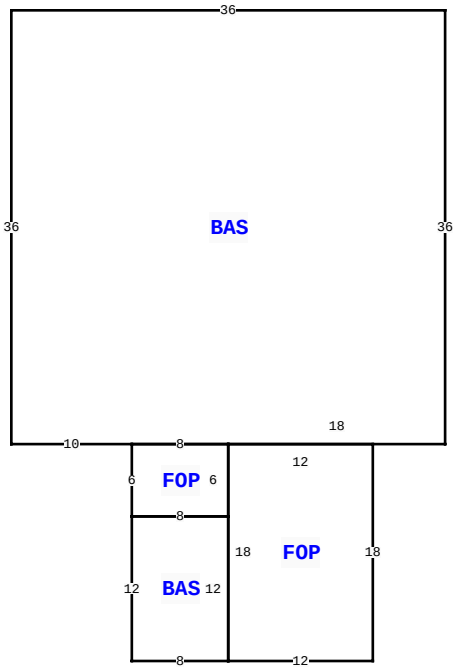
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	8,278
BAS	1,296	100		1,296	111,753
FOP	48	30		14	1,207
FOP	216	30		65	5,605
TOTALS	1,656			1,471	126,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	117.0000	128.70	189,318	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 1392 HX Base Yr



2039 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	0327	STABLES-SM	0	100	76	0	1,976.00	UT	9.00	9.00	100	2008	2008	3	100	17,784	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,843
TOTAL MARKET OB/XF VALUE		22,584
TOTAL LAND VALUE - MARKET		178,640
TOTAL MARKET VALUE		163,293
SOH/AGL Deduction		39,268
ASSESSED VALUE		124,025
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,614
TOTAL JUST VALUE		328,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,373

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: 3 PARCELS

SALE:1:1: INCLUDED 18-6S-16-03857-002 (TOTAL AC 41

LAND:1:1: JOINS 3857-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/2127	3/17/1992	WD	U	V	35	80,000
GRANTOR: NAOMI KOON						
GRANTEE: REGIS SIMILE						
0740/0053	12/14/1990	WD	U	V	35	50,000
GRANTOR: MONTE KOON						
GRANTEE: NAOMI KOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S36 E10 FOP= S6 BAS= S12 E8 N12 W8$ E8 N6 W8$E8 FOP= S18 E12 N18 W12$ E18N36$.

LAND DESCRIPTION

TOTAL OB/XF 22,584

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.52	AC		1.00	1.00	1.00	280.00	280.00	6,866							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.52	AC		1.00	1.00	1.00	7,000.00	7,000.00	171,640							

REVIEW DATE 05/14/2026 BY JB Total Acres: 25.52 Total Land Value: 13,866 Market: 171,640 Agricultural: 6,866 Common: 7,000 PRINTED 11/17/2026 BY SYS