

BEG NW COR OF NW1/4 OF SW1/4, RU
S 476.41 FT, W 1324.15 FT, N 476
BEG NE COR OF NE1/4 OF SE1/4 OF

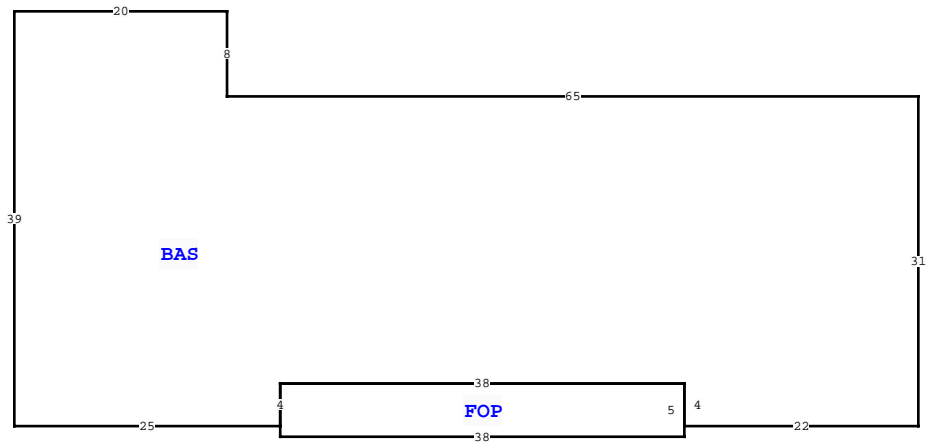
VIOLA EUGENE S
1761 SW JUNCTION RD
FORT WHITE, FL 32038

2026

17-6S-16-03850-007


ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	06	BD/BATTEN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	06	VINYL ASB	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	2,643	100		2,643	202,254
FOP	190	30		57	4,362
TOTALS	2,833			2,700	206,616

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2015		Heated Area: 2643					HX Base Yr 2015	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			206,616
TOTAL MARKET OB/XF VALUE			8,480
TOTAL LAND VALUE - MARKET			213,100
TOTAL MARKET VALUE			230,783
SOH/AGL Deduction			103,974
ASSESSED VALUE			126,809
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,398
TOTAL JUST VALUE			428,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,196
LAND:4:1: JOINS 3850-007			
SALE:1:1: CERTIFICATE OF TITLE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1235	1/21/2014	PB U		I	18	0
GRANTOR: CLERK OF COURT (NORMA)						
GRANTEE: EUGENE S VIOLA (SON)						
1268/0468	1/13/2014	PB U		V	18	0
GRANTOR: CLERK OF COURT (VIOLA)						
GRANTEE: EUGENE S VIOLA (SON)						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0040	BARN, POLE	0	100	36	60	2,160.00	UT	3.00	3.00	100	2008	2008	3	100	6,480	

TOTAL OB/XF											
1761 SW JUNCTION RD, FORT WHITE											
05/13/2024 MLU											
8,480											

BUILDING NOTES											
BAS= W65 N8 W20 S39 E25 FOP= S1 E38 N5 W38 S4\$ N4 E38 S4 E22 N31\$.											

BUILDING DIMENSIONS											
BAS= W65 N8 W20 S39 E25 FOP= S1 E38 N5 W38 S4\$ N4 E38 S4 E22 N31\$.											

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.31	AC		1.00	1.00	1.00	280.00	280.00	5,687							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	20.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	203,100							