

BEG NW COR OF NW1/4 OF SW1/4,
 RUN E 1324.51 FT, S 476.41 FT,
 W 1324.15 FT, N 476.41 FT TO

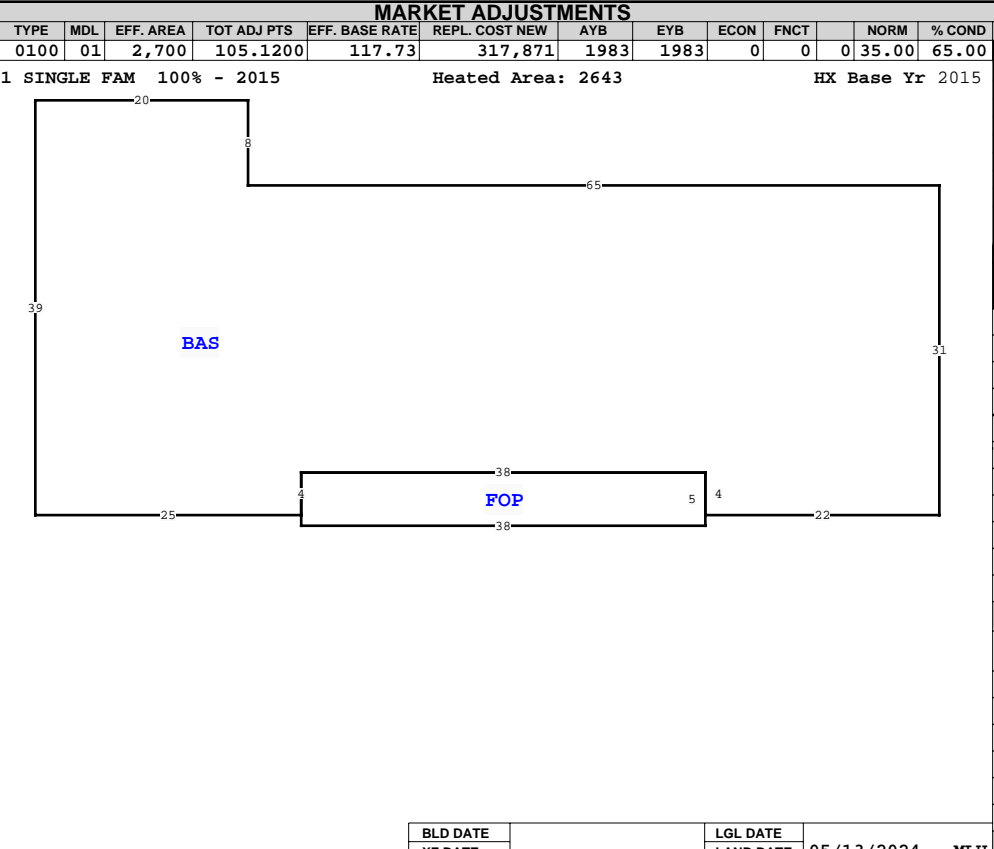
VIOLA EUGENE S
 1761 SW JUNCTION RD
 FORT WHITE, FL 32038

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				PAGE 1 of 1	3
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		103,620			
ASSESSED VALUE		127,163			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		76,441			
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																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	1995	1995	3	100	800	
3	0040	BARN, POLE	0	100	36	60	2,160.00	UT	3.00	100	2008	2008	3	100	6,480	

LAND DESCRIPTION										TOTAL OB/XF														
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							

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

REVIEW DATE 06/23/2020 BY KR																													
Total Acres: 21.31					Total Land Value: 15,687					Market: 203,100					Agricultural: 5,687					Common: 10,000					PRINTED 01/09/2026 BY SYS				