

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

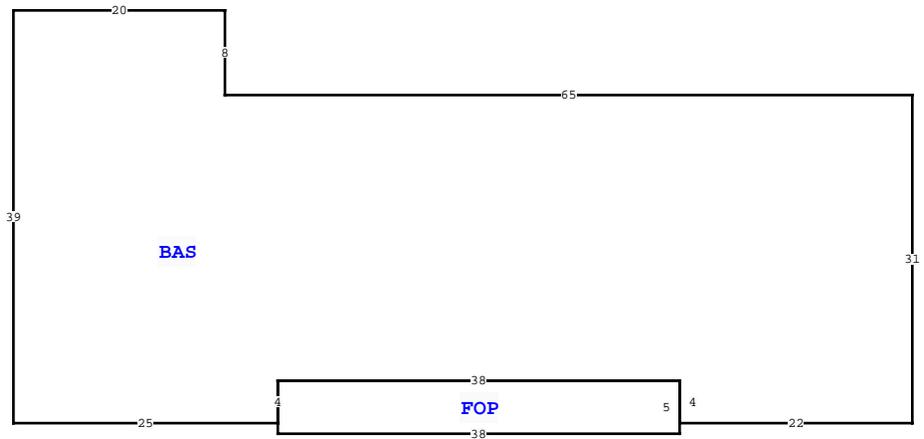
VIOLA EUGENE S  
 1761 SW JUNCTION RD  
 FORT WHITE, FL 32038

**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	205,879	
FOP	190	30		57	4,440	
TOTALS	2,833			2,700	210,319	

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			210,319
TOTAL MARKET OB/XF VALUE			8,480
TOTAL LAND VALUE - MARKET			213,100
TOTAL MARKET VALUE			234,486
SOH/AGL Deduction			107,677
ASSESSED VALUE			126,809
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,398
TOTAL JUST VALUE			431,899
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		1761 SW JUNCTION RD, FORT WHITE														
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										8,480												
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 05/13/2026 BY SYS	
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