COMM AT SE COR OF NE1/4 OF SE1/4
W 1007.41 FT TO E R/W OF ACLRR (
NE ALONG R/W 100 FT FOR POB, CON

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

2026

18-6S-16-03864-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,688
TOTAL MARKET VALUE	4,688
SOH/AGL Deduction	2,955
ASSESSED VALUE	1,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,733
TOTAL JUST VALUE	4,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0187	4/11/2016	AG	U	V	21	5,000
GRANTOR: SOR PRPOERTIES LLC						
GRANTEE: EUEGNE S VIOLA						
1179/1343	8/20/2009	QC	U	V	11	100
GRANTOR: COLUMBIA SERVICE COMP						
GRANTEE: SOR PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	0.50	12,500.00	6,250.00	4,688							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 0.75 Total Land Value: 4,688 Market: 0 Agricultural: 0 Common: 4,688 PRINTED 06/10/2026 BY SYS