

COMM AT SE COR OF OF NE1/4 OF SE
W 1007.41 FT TO E'RLY R/W LINE A
RR NE ALONG E R/W 100 FT FOR POB

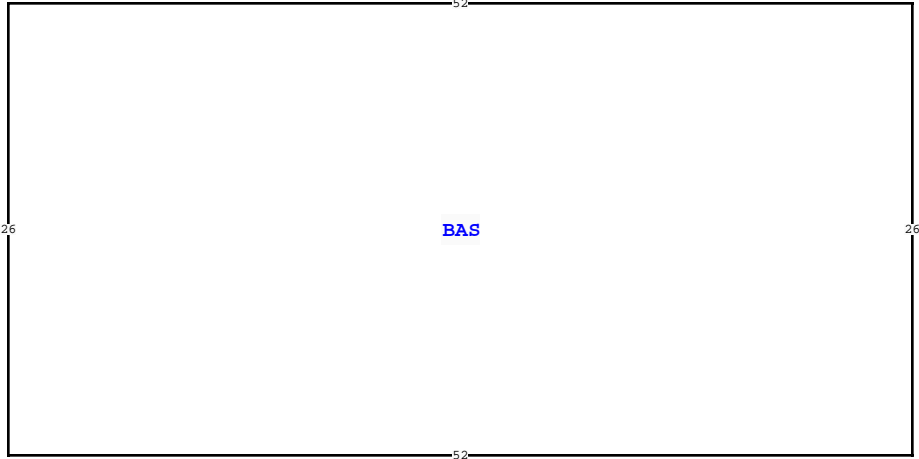
VIOLA NICOLE
1927 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03864-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
TOTALS	1,352		30,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2020		75,131	1987	1987	0	0	60.00	40.00
				Heated Area: 1352				HX Base Yr	2020		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,052
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			8,625
TOTAL MARKET VALUE			45,677
SOH/AGL Deduction			25,606
ASSESSED VALUE			20,071
TOTAL EXEMPTION VALUE	HX HB	20,071	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			45,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			39,467

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1670	7/30/2018	QC	U	V	11	100
GRANTOR: UEGENE S VIOLA						
GRANTEE: NICOLE VIOLA						
1306/2069	12/28/2015	WD	Q	V	01	2,500
GRANTOR: SOR PROPERTIES LLC						
GRANTEE: EUGENE S VIOLA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
7,000											
1927 SW JUNCTION RD, FORT WHITE											
		BLD DATE		LGL DATE				05/06/2026	MLU		
		XF DATE		LAND DATE							
		INC DATE		AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S26 E52 N26\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.15	AC		1.00	1.00	0.50	15,000.00	7,500.00	8,625							