

COMM SE COR OF LOT 1 ICHETUCKNEE
ALONG W R/W OF SW JUNCTION RD, 2
CONT N 210 FT, NW 210 FT, SW 210

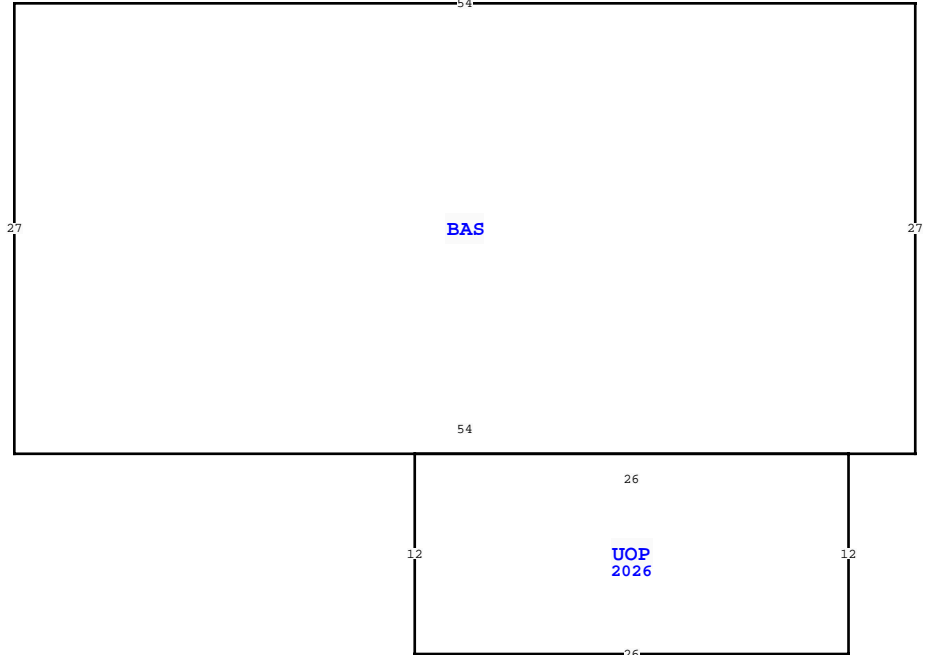
BOWLES JERRY/BOWLES JENNIFER
1870 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03865-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,458	100	
UOP	312	25	2026
TOTALS	1,770		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,536	113.5000	113.50	174,336	2021	2021	0	0	7.00	93.00	
1 MANUF 3 100% - 2022			Heated Area: 1458			HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		162,132	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		21,816	
TOTAL MARKET VALUE		192,448	
SOH/AGL Deduction		118,384	
ASSESSED VALUE		74,064	
TOTAL EXEMPTION VALUE	HX HB	49,064	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		192,448	
NCON VALUE		9,733	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2563	6/25/2021	QC	U	V	11	100
GRANTOR: BOWLES LINDSEY RENEE						
GRANTEE: BOWLES JERRY						

EXTRA FEATURES		1870 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	100	2026	2025		100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=18,6] E54 S27 W54 N27 \$												
UOP=[YR=2026;ORIG=42,33] E26 S12 W26 N12 \$												

LAND DESCRIPTION													TOTAL OB/XF 8,500												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.20	18,000.00	21,600.00	21,816								