LOT 31 ICHETUCKNEE MEADOWS S/D.
639-561, WD 1079-1255, WD 1205-9

YARBROUGH RONALD D/YARBROUGH JOANNA M
2024 SW JUNCTION RD
FORT WHITE, FL 32038

2027

18-6S-16-03865-031

BUILDING CHARACTERISTICS

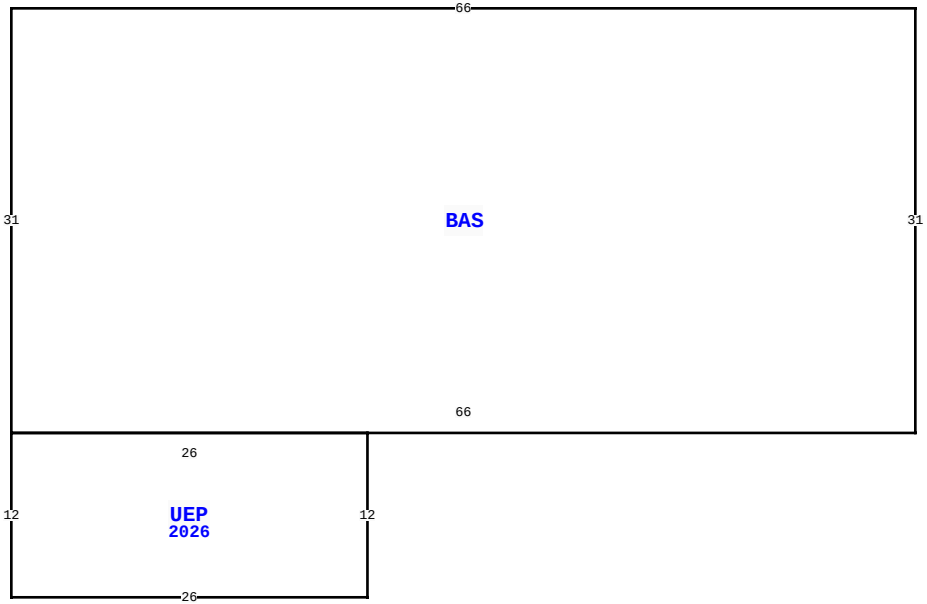
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	192,892
UEP	312	70	2026	218	20,553
TOTALS	2,358			2,264	213,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,264	113.9000	105.93	239,826	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 2046 HX Base Yr 2020



2024 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	213,445
TOTAL MARKET OB/XF VALUE	20,985
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	299,430
SOH/AGL Deduction	116,861
ASSESSED VALUE	182,569
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,158
TOTAL JUST VALUE	299,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37081	GARAGE	153	08/09/2018
37082	MAINT/ALTR	154	08/09/2018
36890	M H	513	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0158	5/04/2020	WD	U	I	30	100
GRANTOR: RONALD D & JOANNA M Y						
GRANTEE: ROANLD D & JOANNA M						
1355/2785	3/19/2018	WD	Q	V	03	31,000
GRANTOR: RAYMOND K KOON						
GRANTEE: ROANLD D & JOANNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S31 E66 N31 $
UEP=[YR=2026;ORIG=-66,31] E26 S12 W26 N12 $
.

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
1	0070	CARPORT UF	0	100	18	50	900.00	UT	5.00	5.00	75	2018	2018	3	75	3,375	
2	0210	GARAGE U	0	100	26	30	780.00	UT	16.00	16.00	75	2018	2018	3	75	9,360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,250.00	1,250.00	100	2026	2025		100	1,250	

LAND DESCRIPTION

TOTAL OB/XF 20,985

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.70 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS