COMM SW COR OF NE1/4 OF NW1/4, R
E 974.91 FT FOR POB, CONT E 828.
W R/W OF JUNCTION RD, RUN SW 240

FLEMING DWAYNE
2348 SW JUNCTION RD
FORT WHITE, FL 32038

2027

19-6S-16-03869-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00	1.00/	

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

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

MARKET ADJUSTMENTS

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,430
TOTAL MARKET VALUE	122,430
SOH/AGL Deduction	14,881
ASSESSED VALUE	107,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,549
TOTAL JUST VALUE	122,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,430

SALE:1:1: 11.13 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1093	12/30/2021	WD	Q	V	01	50,000
GRANTOR: HODGE VERA						
GRANTEE: FLEMING DWAYNE						
0840/0626	5/30/1997	WD	Q	V		26,200
GRANTOR: GLENN FARMS						
GRANTEE: HODGE						

BUILDING NOTES

BUILDING DIMENSIONS

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	122,430							

REVIEW DATE 05/15/2026 BY AJ — Total Acres: 11.13 — Total Land Value: 122,430 — Market: 0 — Agricultural: 0 — Common: 122,430 — PRINTED 11/16/2026 BY SYS