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

2026

19-6S-16-03869-106

COLUMBIA COUNTY PROPERTY

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					

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

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	24,658
ASSESSED VALUE	97,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,772
TOTAL JUST VALUE	122,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,170

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

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	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 05/06/2026 BY MLU Total Acres: 11.13 Total Land Value: 122,430 Market: 0 Agricultural: 0 Common: 122,430 PRINTED 05/08/2026 BY SYS