COMM NE COR OF NW1/4 OF NE1/4, R
FT FOR POB, CONT S 663.84 FT, W
N 119.52 FT, NW 279.08 FT TO A P

COSTELLO MICHAEL J/COSTELLO SELENA H
191 SW OLD SPANISH RD
FORT WHITE, FL 32036

2026

19-6S-16-03869-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

2419 SW JUNCTION RD, FORT WHITE

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	113,850
TOTAL MARKET VALUE	113,850
SOH/AGL Deduction	53,843
ASSESSED VALUE	60,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,007
TOTAL JUST VALUE	113,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,325

LAND:1:1: RE-CALC AC IN GIS; CHG'D FROM 9.34 TO 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1150	12/08/2016	WD	Q	V	01	34,000
GRANTOR: JOHN A & SUSAN NUTT						
GRANTEE: MICHAEL J & SELENA						
0871/1407	12/18/1998	WD	Q	V		29,000
GRANTOR: GLEN FARMS INC						
GRANTEE: J NUTT &						

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	0000	C	VAC RES	0			0.00	0.00	10.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,850							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 10.35 Total Land Value: 113,850 Market: 0 Agricultural: 0 Common: 113,850 PRINTED 06/22/2026 BY SYS