

COMM NE COR OF NE1/4 PF NW1/4, R
 FOR POB, CONT E 308.12 FT, S 23
 FT, E 260 FT TO NW R/W OF JUNCTI

PHILLIPS ISIAH/FLEMING BARBARA
 2344 SW JUNCTION RD
 FORT WHITE, FL 32038

2026

19-6S-16-03869-201



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 13,044 TOTAL LAND VALUE - MARKET 65,130 TOTAL MARKET VALUE 78,174 SOH/AGL Deduction 16,718 ASSESSED VALUE 61,456 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 61,456 TOTAL JUST VALUE 78,174 NCON VALUE 13,044 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,100											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0914/2343 11/24/2000 WD Q V 03 100 GRANTOR: L BENNETT, D PHILLIPS, GRANTEE: I PHILLIPS & B FLEM											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 0700 MISC IMPROVED 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU										EXTRA FEATURES											
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	0030	BARN, MT	0	0	24	26	1.00	UT	9,984.00	9,984.00	100	2026	2025		100	9,984															
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000															
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500															
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	560.00	560.00	100	2026	2025		100	560															
										TOTAL OB/XF 13,044																					
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	0700	C	MISC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130														
REVIEW DATE 05/15/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/22/2026 BY SYS																															