

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 0 TOTAL LAND VALUE - MARKET 65,130 TOTAL MARKET VALUE 65,130 SOH/AGL Deduction 16,718 ASSESSED VALUE 48,412 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,412 TOTAL JUST VALUE 65,130 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,100																	
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION				AMT		ISSUED							
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											SALES DATA																		
						OFF RECORD Number DATE TYPE 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																												
TOTALS																	BLD DATE		LGL DATE		05/06/2026		MLU		BUILDING NOTES									
EXTRA FEATURES																	XF DATE		LAND DATE						BUILDING DIMENSIONS									
INC DATE																	AG DATE																	
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																		

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130									