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

2027

19-6S-16-03869-201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

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	

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	13,044
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	78,174
SOH/AGL Deduction	10,572
ASSESSED VALUE	67,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,602
TOTAL JUST VALUE	78,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,174

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

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
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	

LAND DESCRIPTION

TOTAL OB/XF 13,044

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	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 11/16/2026 BY SYS