BEG INTERS OF W R/W OF GRD RD & OF SEC, RUN S ALONG R/W 210 FT, N 210 FT, E 210 FT TO POB. ALSO

PHILLIPS ISIAH JR
2344 SW JUNCTION RD
FORT WHITE, FL 32038

2027

19-6S-16-03871-000

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

2344 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	16,100
TOTAL LAND VALUE - MARKET	25,120
TOTAL MARKET VALUE	41,220
SOH/AGL Deduction	4,500
ASSESSED VALUE	36,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,720
TOTAL JUST VALUE	41,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047540	Mobile Home		06/23/2023
23615	M H	0	09/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.57	AC		1.00	1.00	1.00	16,000.00	16,000.00	9,120							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 1.57 Total Land Value: 25,120 Market: 0 Agricultural: 0 Common: 25,120 PRINTED 11/16/2026 BY SYS