5 AC OFF S SIDE OF NW1/4 OF NE1/
ALSO COMM NE COR OF NW1/4 OF NE1
RUN S 1080.30 FT, W 565.18 FT FO

GRIFFIN IRENE
2535 SW JUNCTION RD
FORT WHITE, FL 32038

2026

19-6S-16-03872-000

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

2535 SW JUNCTION RD, FORT WHITE

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	14,000
TOTAL LAND VALUE - MARKET	74,490
TOTAL MARKET VALUE	88,490
SOH/AGL Deduction	35,779
ASSESSED VALUE	52,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,711
TOTAL JUST VALUE	88,490
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18611	REMODEL	55	08/15/2001

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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		A-1	0.00	0.00	5.73	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,490							

REVIEW DATE 05/15/2026 BY AJ — Total Acres: 5.73 — Total Land Value: 74,490 — Market: 0 — Agricultural: 0 — Common: 74,490 — PRINTED 06/23/2026 BY SYS