

COMM SE COR OF SEC, RUN N 1463.5
 RUN W 1331.78 FT, N 417.94 FT, E
 FT, E 1060.92 FT, S 457.98 FT TO

ONG JAMES/ONG DEBORAH
 2776 SW CENTERVILLE AVE
 FORT WHITE, FL 32038

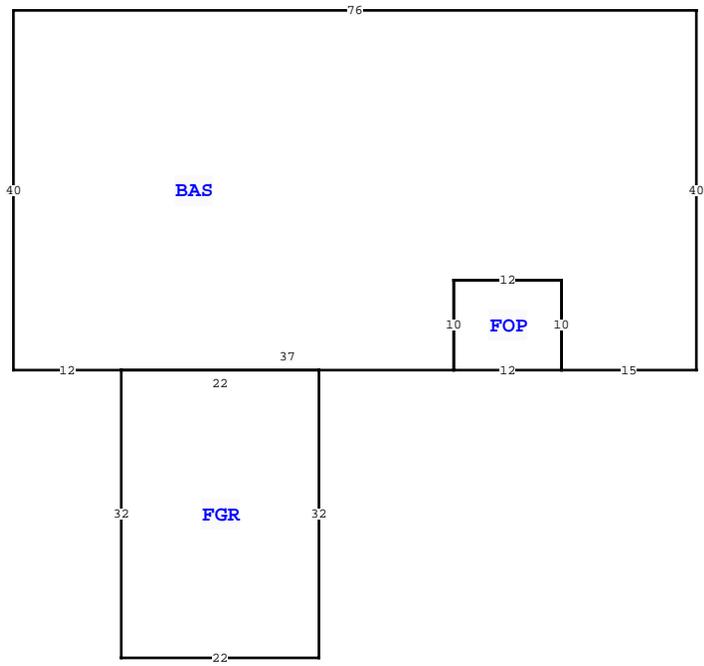
2026

20-6S-16-03898-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	08	SHT	VINYL	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		4		100	
Bathrooms		3		100	
Stories	1.	1.		100	
Architctual Units	01	CONV		100	
		0		100	
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	20616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100		2,920	218,346
FGR	704	55		387	28,938
FOP	120	35		42	3,141
TOTALS	3,744			3,349	250,425

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	3,349	113.9000	115.04	385,269	2010	2010	0	0	35.00	65.00	
3 MANUF 2 100% - 2024 Heated Area: 2920 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	250,425			
TOTAL MARKET OB/XF VALUE	45,420			
TOTAL LAND VALUE - MARKET	123,750			
TOTAL MARKET VALUE	349,835			
SOH/AGL Deduction	75,737			
ASSESSED VALUE	274,098			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	217,687			
TOTAL JUST VALUE	419,595			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	425,960			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047233	Electrical Servic	0	05/15/2023
000045301	Storage Building	5,516	08/26/2022
39901	ELECTRICAL	0	07/22/2020
39901	ELECTRICAL	0	06/08/2020
29780	GARAGE	182	11/21/2011
29687	M H	398	09/16/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/918	3/24/2023	WD	Q	I	01	425,000
GRANTOR: VARNON DAVID LAWRENCE						
GRANTEE: ONG JAMES						
1416/1076	4/24/2020	WD	U	I	11	0
GRANTOR: CHARLES R PEEK AS TRU						
GRANTEE: DAVID L & EMILY E V						

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	0040	BARN, POLE	0	100	20	34		680.00	100	2011	2011	3	100	1,360	
2	0296	SHED METAL	0	100	12	20		240.00	100	2011	2011	3	100	2,160	
3	0190	FPLC PF	0	100	0	0		1.00	100	2011	2011	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0		1.00	100	2015	2015	3	100	1,200	
5	9945	Well/Sept	0	100	0	0		1.00	100			3	100	7,000	
6	0263	PRCH, USP	0	100	0	0		1.00	100	2015	2015	3	100	1,600	
7	9945	Well/Sept	0	0	0	0		1.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	100	0	0		1.00	100	2015	2015	3	100	600	
9	0030	BARN, MT	0	100	40	30		1,200.00	100	2015	2015	3	100	12,000	
10	0251	LEAN TO W/	0	100	14	40		560.00	100	2015	2015	3	100	2,800	

TOTAL OB/XF													36,920											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	51,750							
2	6200	A	PASTURE 3	0		A-1			8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT. VAL. AG	0		A-1			8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

BUILDING NOTES	
BAS= W76 S40 E12 FGR= S32 E22 N32 W22\$ E37 FOP= E12 N10 W12 S10\$ N10 E12 S10 E15 N40\$.	

BUILDING DIMENSIONS	
BAS= W76 S40 E12 FGR= S32 E22 N32 W22\$ E37 FOP= E12 N10 W12 S10\$ N10 E12 S10 E15 N40\$.	

REVIEW DATE 05/23/2023 BY ME																								
Total Acres: 13.75					Total Land Value: 53,990					Market: 72,000					Agricultural: 2,240					Common: 51,750				

