

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

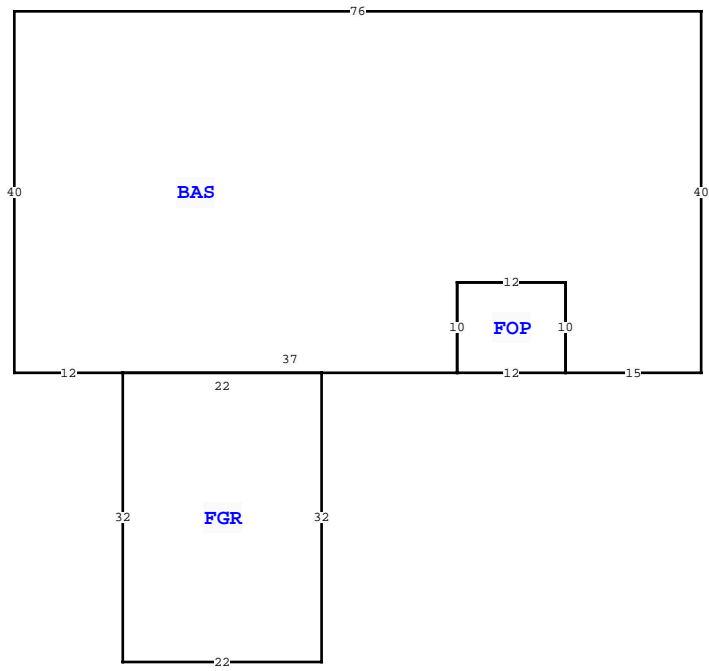
2026

20-6S-16-03898-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,920	100	
FGR	704	55	
FOP	120	35	
TOTALS	3,744		
		3,349	240,499

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	110.48	369,998	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			240,499
TOTAL MARKET OB/XF VALUE			46,460
TOTAL LAND VALUE - MARKET			123,750
TOTAL MARKET VALUE			340,949
SOH/AGL Deduction			66,851
ASSESSED VALUE			274,098
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			217,687
TOTAL JUST VALUE			410,709
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
1	0040	BARN, POLE	0 100	24 38	1.00
2	0296	SHED METAL	0 100	12 20	240.00
3	0190	FPLC PF	0 100	0 0	1.00
4	0166	CONC, PAVMT	0 100	0 0	1.00
5	9945	Well/Sept	0 100	0 0	1.00
6	0263	PRCH, USP	0 100	0 0	1.00
7	9945	Well/Sept	0 0	0 0	1.00
8	0261	PRCH, UOP	0 100	0 0	1.00
9	0030	BARN, MT	0 100	40 30	1,200.00
10	0251	LEAN TO W/	0 100	14 40	560.00

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0040	BARN, POLE	0 100	24 38	1.00	UT	2,800.00	2,800.00	100	2011	2011	3
2	0296	SHED METAL	0 100	12 20	240.00	UT	9.00	9.00	100	2011	2011	3
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3
4	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3
5	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3
6	0263	PRCH, USP	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3
7	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3
8	0261	PRCH, UOP	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3
9	0030	BARN, MT	0 100	40 30	1,200.00	UT	10.00	10.00	100	2015	2015	3
10	0251	LEAN TO W/	0 100	14 40	560.00	UT	5.00	5.00	100	2015	2015	3
TOTAL OB/XF 37,960												

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.75
2	6200	A	PASTURE 3	0		A-1			8.00
3	9910	M	MKT. VAL. AG	0		A-1			8.00

D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	1.00	9,000.00	9,000.00	51,750							
1.00	1.00	1.00	1.00	280.00	280.00	2,240							
1.00	1.00	1.00	1.00	9,000.00	9,000.00	72,000							

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

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 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**

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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																			
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 240,499 <b>TOTAL MARKET OB/XF VALUE</b> 46,460 <b>TOTAL LAND VALUE - MARKET</b> 123,750 <b>TOTAL MARKET VALUE</b> 340,949 SOH/AGL Deduction 66,851 <b>ASSESSED VALUE</b> 274,098 <b>TOTAL EXEMPTION VALUE</b> HX HB VX 56,411 <b>BASE TAXABLE VALUE</b> 217,687 <b>TOTAL JUST VALUE</b> 410,709 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 425,960																					
																				<b>PERMIT NUM</b> 27918 <b>DESCRIPTION</b> M H <b>AMT</b> 491 <b>ISSUED</b> 06/30/2009																					
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1487/918</td> <td>3/24/2023</td> <td>WD Q</td> <td>I</td> <td>01</td> <td>425,000</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	1487/918	3/24/2023	WD Q	I	01	425,000
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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																									
11	0040	BARN, POLE	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500																										
12	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000																										
13	0030	BARN, MT	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000																										
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 8,500																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
<b>REVIEW DATE</b> 05/18/2026 <b>BY</b> AJ Total Acres: 13.75 Total Land Value: 53,990 Market: 72,000 Agricultural: 2,240 Common: 51,750 <b>PRINTED 06/22/2026 BY SYS</b>																																									