COMM NW COR OF SEC, RUN E 25
FT TO E R/W LAZY OAK DR, CONT
E 815.61 FT, S 1133.90 FT FOR

ROMAINE ROBIN A/ROMAINE WENDY J
846 SW HENDERSON TER
FORT WHITE, FL 32038

2026

16-6S-16-03832-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

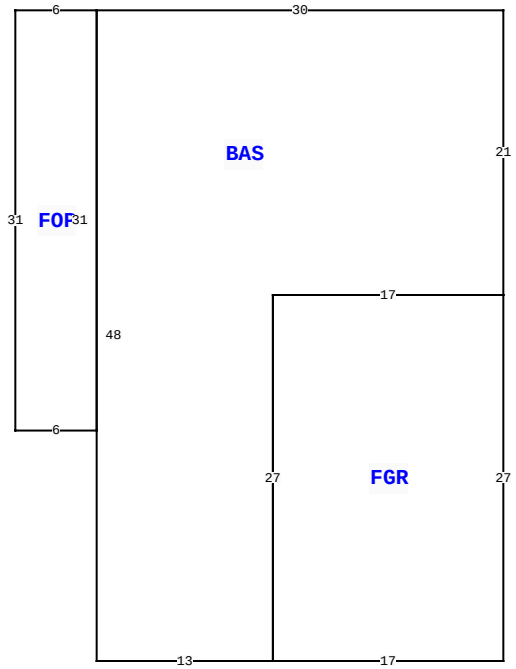
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100		981	68,529
FGR	459	55		252	17,603
FOP	186	30		56	3,912
TOTALS	1,626			1,289	90,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,289	128.0000	94.72	122,094	2004	2004	0	0	0	26.25	73.75

2 SFR/BARNDO 100% - 2012 Heated Area: 981 HX Base Yr 2012



846 SW HENDERSON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,044
TOTAL MARKET OB/XF VALUE		2,064
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		144,337
SOH/AGL Deduction		62,883
ASSESSED VALUE		81,454
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		25,732
TOTAL JUST VALUE		192,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,634

BLDG:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21324	SFR	260	12/08/2003
20072	TR/TRAILER	75	10/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0037	12/21/2018	WD	Q	V	03	35,000
GRANTOR: KEVIN B BOURQUE						
GRANTEE: ROBIN A ROMAINE & W						
1224/1779	11/01/2011	WD	Q	I	01	119,000
GRANTOR: JOHN E & VIRGINIA A P						
GRANTEE: ROBIN A & WENDY J R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W6 S31 E6 N31$ S48 E13 FGR= E17 N27 W17 S27$ N27 E17 N21$.

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	100	14	30	420.00	UT	7.00	7.00	60	2004	2004	3	60	1,764	
2	0040	BARN,POLE	0	100	10	12	120.00	UT	2.50	2.50	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/27/2015 BY TW Total Acres: 10.03 Total Land Value: 52,229 Market: 50,000 Agricultural: 2,229 Common: 50,000 PRINTED 11/18/2025 BY SYS