

COMM SW COR OF SE1/4 OF NE1/4, R
TO E R/W OF HENDERSON RD, N ALON
1260 FT FOR POB, CONT N ALONG R/

GEIGER RANDAL L/GEIGER MARY E
863 SW HENDERSON TER
FT WHITE, FL 32038

2026

16-6S-16-03832-220



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	15	CONC BLOCK 50				
Exterior Wall	27	PREFIN MTL 50				
Roof Structure	03	GABLE/HIP 100				
Roof Cover	12	MODULAR MT 100				
Interior Wall	05	DRYWALL 100				
Interior Floor	12	HARDWOOD 100				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Bedrooms		1 100				
Bathrooms		2 100				
Frame	03	MASONRY 100				
Stories	2.	2. 100				
Architectural Units	05	CONV 100				
		0 100				
Quality	05	05				
DOR CODE	0100	SINGLE FAMILY				
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	1,269	100		1,269	94,928	
FSP	351	40		140	10,473	
UGR	3,180	45		1,431	107,047	
UST	1,620	45		729	54,533	
TOTALS	6,420			3,569	266,981	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0040	BARN, POLE	0	100	0	0
2	0251	LEAN TO W/	0	100	0	0

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0186	01	3,569	120.6975	89.32	318,783	2012	2012	0	0	0	16.25	83.75	
1 SFR/BARND0 100% - 2014 Heated Area: 1269 HX Base Yr 2014													
53 60 53 27 13 60 47 27 13 47 UGR FSP BAS 60 27 60 27 UST													

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							266,981					
TOTAL MARKET OB/XF VALUE							2,000					
TOTAL LAND VALUE - MARKET							55,000					
TOTAL MARKET VALUE							323,981					
SOH/AGL Deduction							119,974					
ASSESSED VALUE							204,007					
TOTAL EXEMPTION VALUE							HX HB SX 100,722					
BASE TAXABLE VALUE							103,285					
TOTAL JUST VALUE							323,981					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							327,966					