COMM NW COR OF SEC, RUN S
531.37 FT FOR POB, CONT S
797.04 FT, E 1282.85 FT TO W

RANDALL LINDSAY
P O BOX 100
FT WHITE, FL 32038

2026

30-6S-16-03987-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

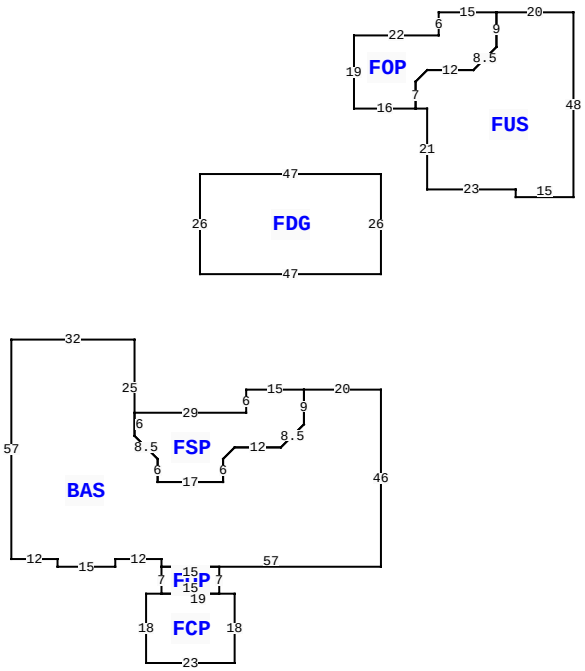
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,985	100		3,985	416,877
FCP	414	25		104	10,879
FDG	1,222	60		733	76,680
FOP	105	30		32	3,348
FOP	570	30		171	17,889
FSP	626	40		250	26,153
FUS	1,552	100		1,552	162,357
TOTALS	8,474			6,827	714,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,827	130.6328	146.31	998,858	2006	2006	0	0	0	28.50	71.50

4 SINGLE FAM 100% - 2007 Heated Area: 5537 HX Base Yr 2007



612 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		714,183
TOTAL MARKET OB/XF VALUE		40,332
TOTAL LAND VALUE - MARKET		106,500
TOTAL MARKET VALUE		861,015
SOH/AGL Deduction		246,655
ASSESSED VALUE		614,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		563,638
TOTAL JUST VALUE		861,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24847	POOL	235	08/10/2006
23397	SFR	1,501	07/20/2005
21456	SFR	884	01/29/2004
11904	SFR	325	11/26/1996
8121	M H	125	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/2035	10/07/2010	PR	U	I	19	100
GRANTOR: LINDSAY RANDALL AS PE						
GRANTEE: LINDSAY RANDALL						
0805/0972	5/12/1995	WD	Q	I		67,000
GRANTOR: RONALD P & SANDRA LYN						
GRANTEE: LINDSAY & DARLEEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W15 S6 W29 S6 D6 R6 S6 E17 N6 R3 U3 E12 R6 U6 N9$ S9 D6 L6 W12 D3 L3 S6 W17 N6 L6 U6 N25 W32 S57 E12 S2 E15 N2 E12 S2 FOP= S7 FCP= W4 S18 E23 N18 W19$ E15 N7 W15$ E57 N46$ PTR= N30 FDG= N26 W47 S26 E47$ S30$ PTR= N50 E50 FUS= N48 W20 FOP= W15 S6 W22 S19 E16N7 R3 U3 E12 R6 U6 N9$ S9 D6 L6 W12 D3 L3 S7 E3 S21 E23 S2 E15$ S50 W50$.

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	0258	PATIO	0	100	20	32	640.00	UT	2.50	2.50	100	2004	2004	3	100	1,600	
2	0280	POOL R/CON	0	100	20	34	680.00	UT	70.00	70.00	100	2006	2006	3	51	24,276	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	4,000	
5	0166	CONC,PAVMT	0	100	0	0	1,152.00	UT	3.00	3.00	100	2006	2006	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 40,332

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	17.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	106,500							

REVIEW DATE 06/15/2015 BY TW Total Acres: 17.75 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 10/07/2025 BY SYS