LOT 6 FORT WHITE STATION S/D.
666-262, WD 1387-1635, WD 1461-4

GREENE DANIEL/GREEN KIMBERLY
107 SW ROUND HOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

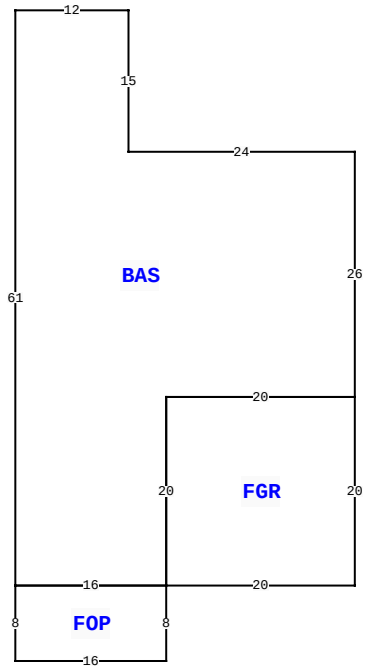
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	34616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100		1,436	197,010
FGR	400	55		220	30,182
FOP	128	30		38	5,214
TOTALS	1,964			1,694	232,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	127.6000	142.91	242,090	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1436 HX Base Yr 2023



107 SW ROUND HOUSE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,406
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		254,036
SOH/AGL Deduction		6,151
ASSESSED VALUE		247,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,163
TOTAL JUST VALUE		254,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,457

LAND:1:1: LOT 6 TWICE AS LARGE AS OTHERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41008	SFR		12/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/448	3/04/2022	WD	Q	I	01	269,000
GRANTOR: CHEMERYS CONSTRUCTION						
GRANTEE: GREENE DANIEL						
1387/1635	6/19/2019	WD	Q	V	01	14,000
GRANTOR: LEGRA REAL ESTATE AND						
GRANTEE: CHEMERYS CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S61 E16 N20 E20 N26 W24 N15 W12 $
FGR=[ORIG=76,51] S20 E20 N20 W20 $
FOP=[ORIG=60,71] S8 E16 N8 W16 $
.

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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2022	2021		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	15,000.00	18,750.00	18,750							

REVIEW DATE 11/02/2021 BY TW Total Acres: 1.05 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/17/2025 BY SYS