LOT 7 FORT WHITE STATION S/D.
800-1052, 913-1067, WD 1352-1130

CROMER MARK ANDREW
109 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
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
Quality	07	07

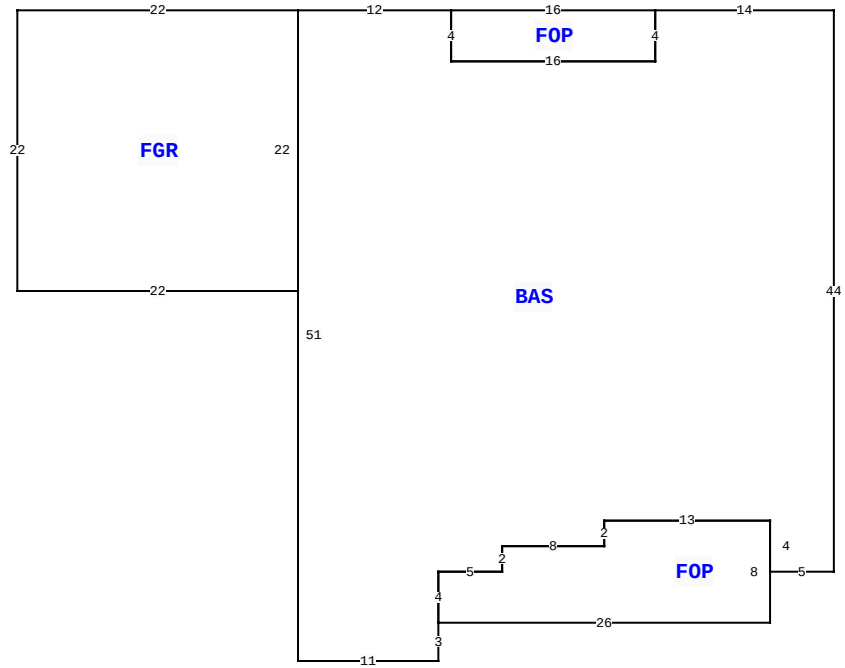
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100		1,793	235,182
FGR	484	55		266	34,891
FOP	64	30		19	2,492
FOP	172	30		52	6,821
TOTALS	2,513			2,130	279,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	123.2748	138.07	294,089	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1793 HX Base Yr 2024



109 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		279,385
TOTAL MARKET OB/XF VALUE		5,342
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		303,477
SOH/AGL Deduction		0
ASSESSED VALUE		303,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,755
TOTAL JUST VALUE		303,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,417

LAND:1:1: LOT 7 1.02 AC
SALE:2:1: SALE FOR 3 LOTS-NOT ENOUGH COMP SALES YE
LAND:2:1: LOT 7 TWICE AS LARGE AS OTHERS
SALE:1:1: LOT 7 FORT WHITE STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39052	SFR	0	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/179	5/20/2023	WD	Q	I	01	350,000
GRANTOR: JOHNSON CLAYTON						
GRANTEE: CROMER MARK ANDREW						
1437/774	5/05/2021	WD	Q	I	01	285,000
GRANTOR: JAMANCA CATALINA MARI						
GRANTEE: JOHNSON CLAYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W16 S4 E16 N4$ S4 W16 N4 W12 FGR= W22 S22 E22 N22$ S51 E11 N3 FOP= E26 N8 W13 S2 W8 S2 W5 S4$ N4 E5 N2 E8 N2 E13 S4 E5 N44$.

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	1,841.00	UT	2.25	2.25	100	2020	2020	3	100	4,142	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,342

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 07/21/2023 BY ME Total Acres: 1.02 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/17/2025 BY SYS