

LOT 11 FORT WHITE STATION S/D.
666-262, 670-551, 688-105, 800-1

DUGAN EUGENE/DUGAN CARISSA
171 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-111



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
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	1,479	100		1,479	160,347
FGR	440	55		242	26,237
FOP	90	30		27	2,927
UOP	180	20		36	3,903
UOP	312	20		62	6,722
TOTALS	2,501			1,846	200,136

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		1,171.00	UT 2.50	100	2005
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2010
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2006

Heated Area: 1479

HX Base Yr 2006

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/11/2022 MLU

TOTAL OB/XF											
4,528											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,136	
TOTAL MARKET OB/XF VALUE		4,528	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		219,664	
SOH/AGL Deduction		72,270	
ASSESSED VALUE		147,394	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		96,672	
TOTAL JUST VALUE		219,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042788	Roof Replacement	16,115	09/20/2021
22750	SFR	384	01/31/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1051/1593	7/08/2005	WD	Q	I		138,500	
GRANTOR: KINGDOM & GIT PROPERTY							
GRANTEE: EUGENE & CARISSA DU							
1009/1613	3/03/2004	WD	Q	V	02	68,900	
GRANTOR: LEGRA REAL ESTATE							
GRANTEE: KINGDOM PROPERTIES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W26 UOP= N12 W15 S12 E15\$ W26 S16 W3 S7 E3 S3 FGR= S22 E20 N22 W20\$ E20 S5 E11 FOP= S4 E9 N10 W9 S6 \$ N6 E9 S6 E12 N31\$ UOP= N12 W26 S12 E26\$.											