LOT 14 FORT WHITE STATION S/D.
666-262, WD 1009-1613, QC 1038-1

KNAPP MAUREEN
203 SW ROUND HOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

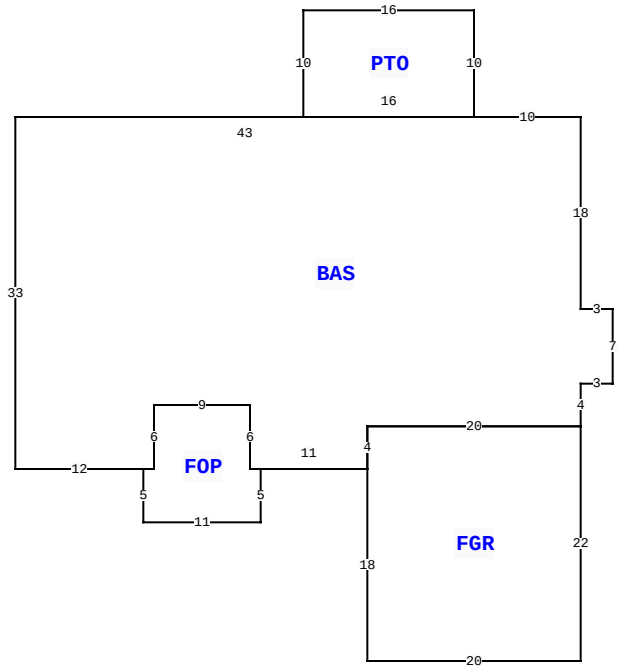
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,636	100		1,636	175,746
FGR	440	55		242	25,997
FOP	109	30		33	3,545
PTO	160	5		8	859
TOTALS	2,345			1,919	206,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	119.8890	134.28	257,683	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2007 Heated Area: 1636 HX Base Yr 2007



203 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		206,146
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		224,876
SOH/AGL Deduction		71,763
ASSESSED VALUE		153,113
TOTAL EXEMPTION VALUE	98 HX HB	153,113
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		224,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23400	SFR	416	07/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/0635	9/17/2015	LE	U	I	14	100
GRANTOR: MAUREEN KNAPP (LIFE E						
GRANTEE: COLLEN WIRTH, TARA						
1072/0398	1/13/2006	QC	Q	I	01	100
GRANTOR: HUGO ESCALANTE						
GRANTEE: BRIAN & MAUREEN KNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W16 S10 E16$ W43 S33 E12 FOP= S5 E11 N5 W1 N6 W9 S6 W1$ E1 N6 E9 S6 E11 FGR= S18 E20 N22 W20 S4$ N4 E20 N4 E3 N7 W3 N18$.

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	1,412.00	UT	2.50	2.50	100	2005	2005	3	100	3,530	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,730

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	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/23/2015 BY DF Total Acres: 0.51 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS