LOT 17 FORT WHITE STATION S/D.
666-262, 677-147, WD 1267-1628,

JOHNSON TRAVIS/JOHNSON SHERRELYN
226 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

**2026**

**34-6S-16-04059-117**

## 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 | 04 | ROOF TOP 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |

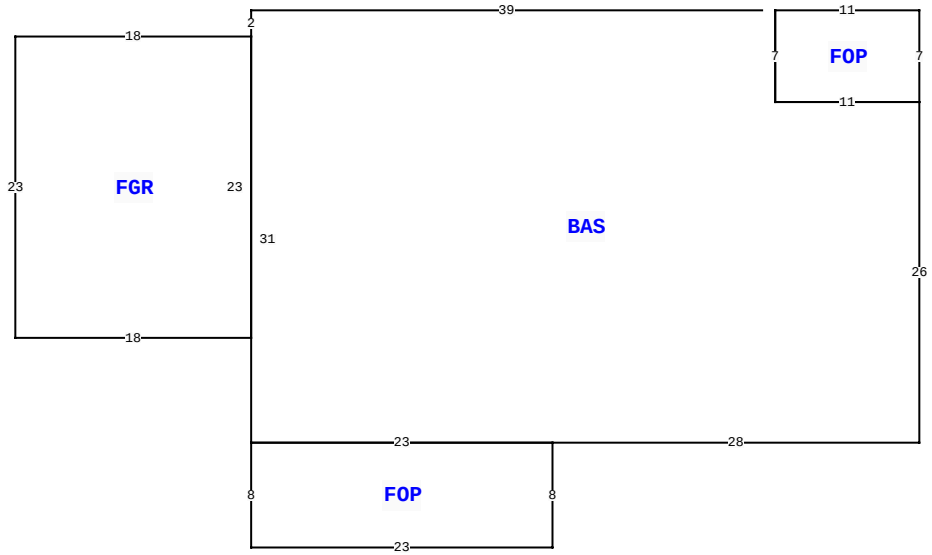
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 34616.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,597 | 100 | | 1,597 | 197,290 |
| FGR | 414 | 55 | | 228 | 28,167 |
| FOP | 77 | 30 | | 23 | 2,841 |
| FOP | 184 | 30 | | 55 | 6,794 |
| TOTALS | 2,272 | | | 1,903 | 235,093 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,903 | 116.1090 | 130.04 | 247,466 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1597 HX Base Yr 2021




226 SW ROUND HOUSE CT, FORT WHITE

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

## 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 | 720.00 | UT | 2.25 | 2.25 | 100 | 2021 | 2020 | | 100 | 1,620 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 235,093 |
| TOTAL MARKET OB/XF VALUE | | 1,620 |
| TOTAL LAND VALUE - MARKET | | 15,000 |
| TOTAL MARKET VALUE | | 251,713 |
| SOH/AGL Deduction | | 48,156 |
| ASSESSED VALUE | | 203,557 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 152,835 |
| TOTAL JUST VALUE | | 251,713 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 254,187 |

PRCL:0:9: PERTAIN TO THIS PRCL.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38217 | SFR | 799 | 06/10/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1414/1644 | 6/30/2020 | WD | Q | I | 01 | 242,000 |
| GRANTOR: ROUNDHOUSE 17 LLC | | | | | | |
| GRANTEE: TRAVIS & SHERRELYN | | | | | | |
| 1370/0307 | 10/04/2018 | WD | Q | V | 01 | 13,500 |
| GRANTOR: COUNTRY RIVERS REALTY | | | | | | |
| GRANTEE: ROUNDHOUSE 17 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=10,-19] W39 S2 S31 E23 E28 N26 W11 N7 $
FGR=[ORIG=-47,-17] E18 S23 W18 N23 $
FOP=[ORIG=-29,14] E23 S8 W23 N8 $
FOP=[ORIG=11,-19] E11 S7 W11 N7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,620

| 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 12/28/2020 BY HC Total Acres: 0.60 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 09/30/2025 BY SYS