LOT 24 SEDGEFIELD S/D PHASE 1.

991-459, WD 1041-734, WD 1333-18

ROUNTREE ROBERT E/ROUNTREE DEEDEE A
233 SW HEALAN CT
FORT WHITE, FL 32038

2027

03-6S-16-03767-124

BUILDING CHARACTERISTICS

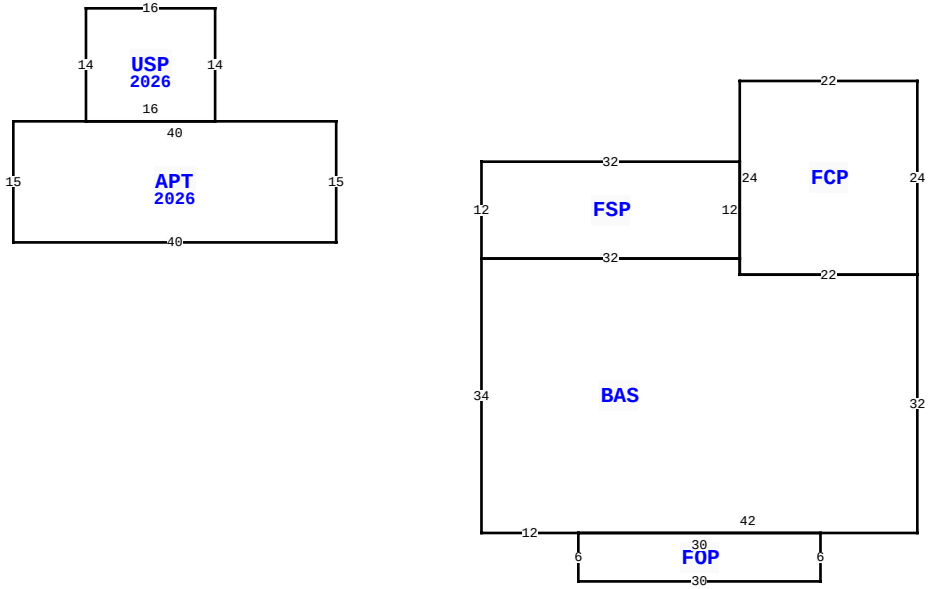
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	600	100	2026	600	80,658
BAS	1,792	100		1,792	240,898
FCP	528	25		132	17,744
FOP	180	30		54	7,260
FSP	384	40		154	20,703
USP	224	35	2026	78	10,486
TOTALS	3,708			2,810	377,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,810	130.0068	143.01	401,858	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2392 HX Base Yr 2020



233 SW HEALAN CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	24	40	960.00	UT	9.00	9.00	100	2019	2019	3	100	8,640	
2	0060	CARPORT F	0	100	20	24	480.00	UT	3.50	3.50	100	2019	2019	3	100	1,680	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	896.00	896.00	100	2026	2025		100	896	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	377,747
TOTAL MARKET OB/XF VALUE	14,716
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	457,463
SOH/AGL Deduction	133,785
ASSESSED VALUE	323,678
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	272,267
TOTAL JUST VALUE	457,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38081	SFR	739	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0182	3/16/2017	WD	Q	V	01	25,000
GRANTOR: LEONARD & CAROL ANN D						
GRANTEE: ROBERT E & DEEDEE A						
1041/0734	3/07/2005	WD	U	V	08	40,000
GRANTOR: RICK & LOUISE M DAMON						
GRANTEE: LEONARD & CAROL ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S34 E12 E42 N32 W22 N2 W32 $
FCP=[ORIG=54,2] N24 W22 S24 E22 $
FSP=[ORIG=32,0] N12 W32 S12 E32 $
FOP=[ORIG=12,34] S6 E30 N6 W30 $
APT=[YR=2026;ORIG=-58,-17] E40 S15 W40 N15 $
USP=[YR=2026;ORIG=-49,-31] E16 S14 W16 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,716

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2026 BY KS Total Acres: 5.18 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS