COMM SW COR OF SW1/4 OF NE1/4, R
W 325.81 FT, N 36.31 FT, W 342.0
CONT W 395.40 FT TO A PT ON E R/

KATONA ISTVAN/KATONA ELEANOR
437 SW HENDERSON TERR
FORT WHITE, FL 32038

2027

16-6S-16-03832-216

BUILDING CHARACTERISTICS

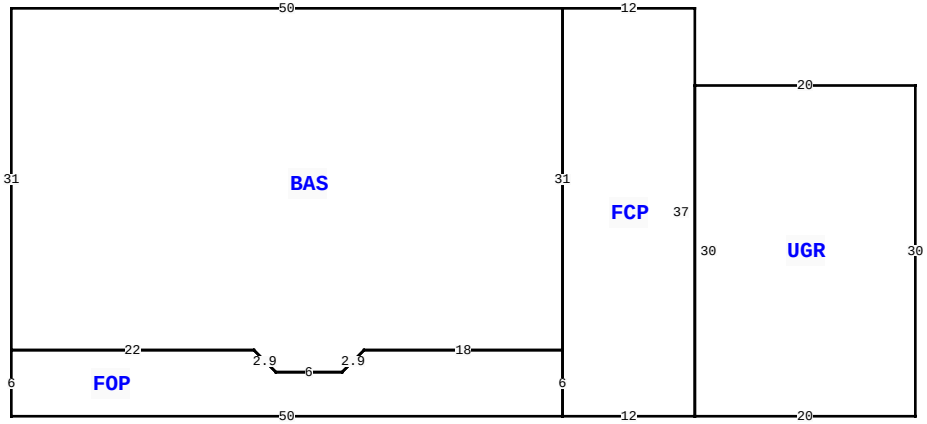
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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		16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	171,777
FCP	444	25		111	12,175
FOP	284	30		85	9,324
UGR	600	45		270	29,617
TOTALS	2,894			2,032	222,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	126.2250	138.85	282,143	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1566 HX Base Yr 2005



437 SW HENDERSON TER, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,893
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,493
SOH/AGL Deduction		106,638
ASSESSED VALUE		189,855
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		88,444
TOTAL JUST VALUE		296,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21278	SFR	390	11/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/838	6/30/2026	LE	U	I	14	100
GRANTOR: KATONA ISTVAN (ENH LI						
GRANTEE: KATONA STEPHEN PAUL						
0938/1335	8/13/2001	WD	Q	V	01	100
GRANTOR: MATHENY'S (CORRECTIV						
GRANTEE: ISTVAN & ELEANOR KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S31 FOP= S6 E50 N6 W18 L2 D2 W6 U2 L2 W22$ E22 D2 R2 E6 U2 R2 E18 FCP= S6 E12 UGR= E20 N30 W20 S30$ N37 W12 S31$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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 05/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS