COMM SW COR OF SE1/4 OF NE1/4, R
TO E R/W OF HENDERSON RD, N ALON
1260 FT FOR POB, CONT N ALONG R/

GEIGER RANDAL L/GEIGER MARY E
863 SW HENDERSON TER
FT WHITE, FL 32038

2027

16-6S-16-03832-220

BUILDING CHARACTERISTICS

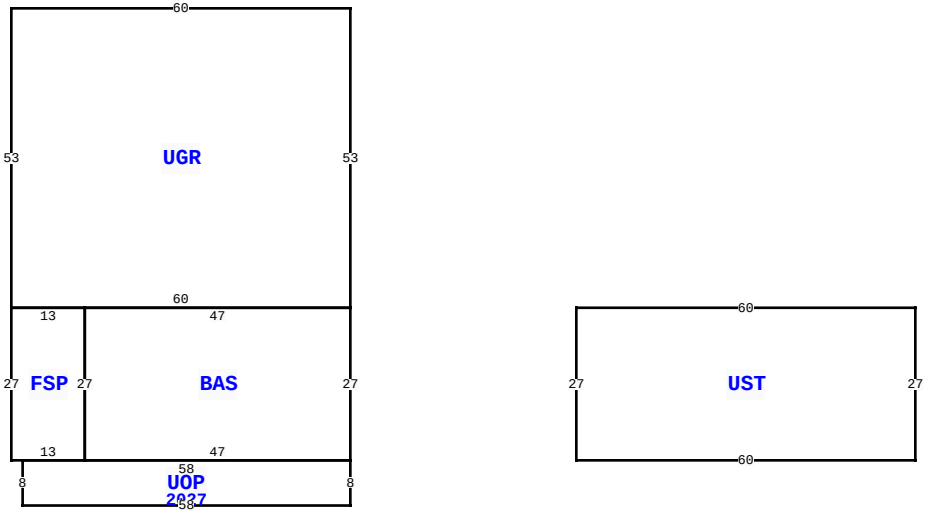
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
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	1,269	100		1,269	100,051
FSP	351	40		140	11,038
UGR	3,180	45		1,431	112,823
UOP	464	20	2027	93	7,332
UST	1,620	45		729	57,476
TOTALS	6,884			3,662	288,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,662	120.6975	94.14	344,741	2012	2012	0	0	0	16.25	83.75

1 SFR/BARNDO 100% - 2014 Heated Area: 1269 HX Base Yr 2014



863 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		288,721
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,721
SOH/AGL Deduction		138,873
ASSESSED VALUE		216,848
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		115,437
TOTAL JUST VALUE		355,721
NCON VALUE		7,333
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26994	SFR	1,323	05/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1905	3/12/2025	LE	U	I	14	0
GRANTOR: GEIGER RANDAL L (ENH						
GRANTEE: MARKLE THEANNA LYNN						
1059/0774	6/14/2004	WD	Q	V		18,400
GRANTOR: ROBERT & KENNETH MURR						
GRANTEE: RANDAL L & MARY E G						

BUILDING NOTES

BUILDING DIMENSIONS

```
UGR=[ORIG=0,-27] N53 W60 S53 E60 $
UST=[ORIG=40,0] E60 N27 W60 S27 $
BAS=[ORIG=0,0] N27 W47 S27 E47 $
FSP=[ORIG=-47,-27] W13 S27 E13 N27 $
UOP=[YR=2027;ORIG=-58,0] E58 S8 W58 N8 $
PTR=[ORIG=0,0] E40 W40 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 2,000

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: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS