

LOT 6 FORT WHITE STATION S/D.
666-262, WD 1387-1635, WD 1461-4

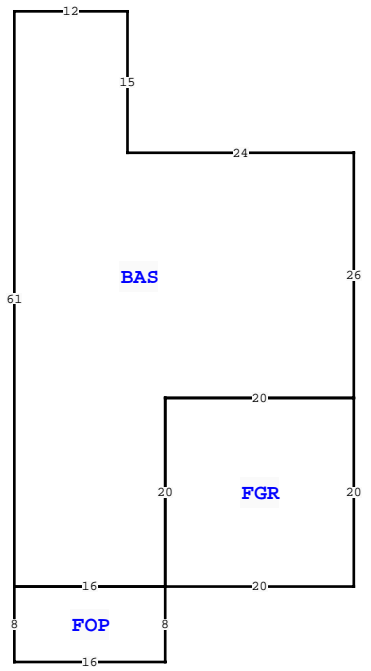
GREENE DANIEL/GREEN KIMBERLY
107 SW ROUND HOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-106
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	1,436	100	
FGR	400	55	
FOP	128	30	
TOTALS	1,964		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 1436					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	4	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		232,406				
TOTAL MARKET OB/XF VALUE		2,880				
TOTAL LAND VALUE - MARKET		30,000				
TOTAL MARKET VALUE		265,286				
SOH/AGL Deduction		18,123				
ASSESSED VALUE		247,163				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		195,752				
TOTAL JUST VALUE		265,286				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		256,457				
LAND:1:1: LOT 6 TWICE AS LARGE AS OTHERS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
41008	SFR		12/11/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/448	3/04/2022	WD Q	Q	I	01	269,000
GRANTOR: CHEMERY'S CONSTRUCTION						
GRANTEE: GREENE DANIEL						
1387/1635	6/19/2019	WD Q	V	01		14,000
GRANTOR: LEGRA REAL ESTATE AND						
GRANTEE: CHEMERY'S CONSTRUCTI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=60,10] S61 E16 N20 E20 N26 W24 N15 W12 \$						
FGR=[ORIG=76,51] S20 E20 N20 W20 \$						
FOP=[ORIG=60,71] S8 E16 N8 W16 \$						

EXTRA FEATURES																
L N	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			3.00	100	2022	2021		100	2,880	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.25	24,000.00	30,000.00	30,000							