

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

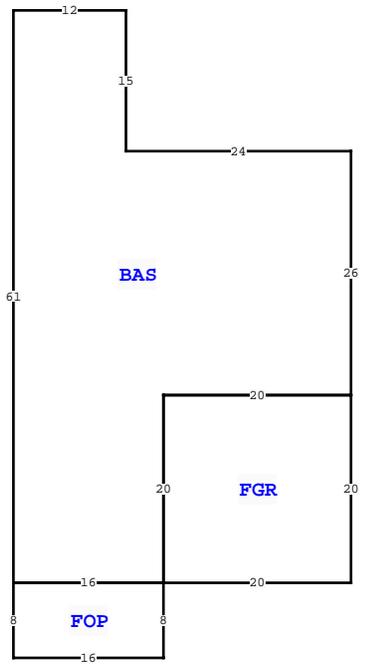
GREENE DANIEL/GREEN KIMBERLY
107 SW ROUND HOUSE CT
FORT WHITE, FL 32038

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		246,409	2021	2021	0	0	4.00	96.00
			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				236,553		
TOTAL MARKET OB/XF VALUE				2,880		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				269,433		
SOH/AGL Deduction				22,270		
ASSESSED VALUE				247,163		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				195,752		
TOTAL JUST VALUE				269,433		
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: CHEMERYS CONSTRUCTION						
GRANTEE: GREENE DANIEL						
1387/1635	6/19/2019	WD Q	V	01		14,000
GRANTOR: LEGRA REAL ESTATE AND						
GRANTEE: CHEMERYS 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	960.00	UT	3.00	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							