LOT 7 FORT WHITE STATION S/D.

800-1052, 913-1067, WD 1352-1130

BUCKLAND TIMOTHY J/BUCKLAND TARA M
109 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-107

BUILDING CHARACTERISTICS

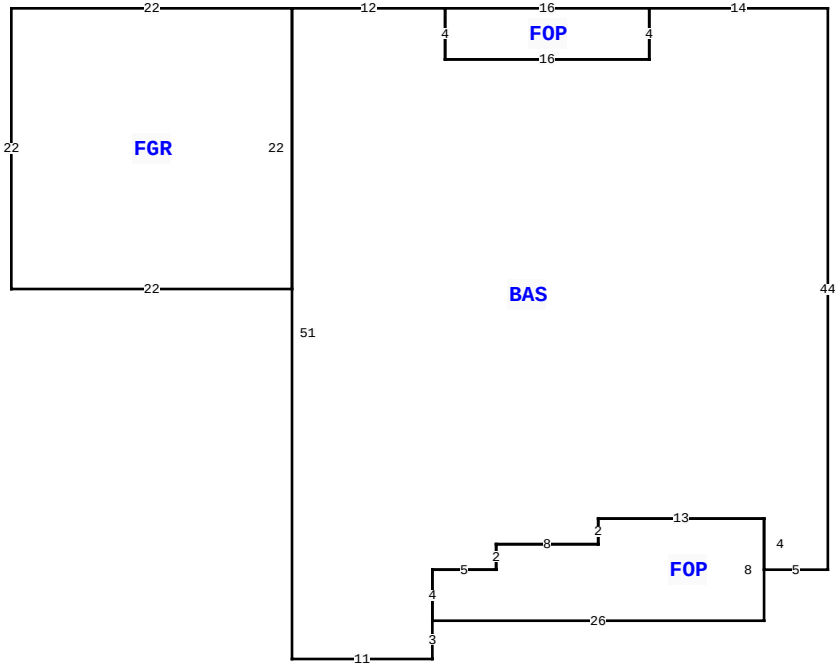
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	34616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100		1,793	230,974
FGR	484	55		266	34,267
FOP	64	30		19	2,447
FOP	172	30		52	6,698
TOTALS	2,513			2,130	274,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	123.2748	135.60	288,828	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1793 HX Base Yr 2024



109 SW ROUND HOUSE CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	0	0	1,841.00	UT	2.25	2.25	100	2020	2020	3	100	4,142	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,387
TOTAL MARKET OB/XF VALUE	5,342
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	309,729
SOH/AGL Deduction	0
ASSESSED VALUE	309,729
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	258,318
TOTAL JUST VALUE	309,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,727

LAND:1:1: LOT 7 1.02 AC

SALE:2:1: SALE FOR 3 LOTS-NOT ENOUGH COMP SALES YE

LAND:2:1: LOT 7 TWICE AS LARGE AS OTHERS

SALE:1:1: LOT 7 FORT WHITE STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056784	Storage Building	18,592	10/15/2026
39052	SFR	0	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2117	6/25/2026	WD	Q	I	01	367,000
GRANTOR: CROMER MARK ANDREW						
GRANTEE: BUCKLAND TIMOTHY J						
1491/179	5/20/2023	WD	Q	I	01	350,000
GRANTOR: JOHNSON CLAYTON						
GRANTEE: CROMER MARK ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W16 S4 E16 N4$ S4 W16 N4 W12 FGR= W22 S22 E22 N22$ S51 E11 N3 FOP= E26 N8 W13 S2 W8 S2 W5 S4$ N4 E5 N2 E8 N2 E13 S4 E5 N44$.

LAND DESCRIPTION

TOTAL OB/XF 5,342

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	30,000							

REVIEW DATE 05/20/2026 BY NH Total Acres: 1.02 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS