

LOT 7 FORT WHITE STATION S/D.
800-1052, 913-1067, WD 1352-1130

CROMER MARK ANDREW
109 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-107
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,793	100	
FGR	484	55	
FOP	64	30	
FOP	172	30	
TOTALS	2,513		

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%	- 2024	140.53	299,329	2020	2020	0	0	5.00	95.00

Heated Area: 1793 HX Base Yr 2024

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,363
TOTAL MARKET OB/XF VALUE		5,342
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		319,705
SOH/AGL Deduction		11,623
ASSESSED VALUE		308,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,671
TOTAL JUST VALUE		319,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,417

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
39052	SFR	0	12/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/179	5/20/2023	WD Q	Q	I	01	350,000

GRANTOR: JOHNSON CLAYTON

GRANTEE: CROMER MARK ANDREW

1437/774	5/05/2021	WD Q	Q	I	01	285,000
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GRANTOR: JAMANCA CATALINA MARI

GRANTEE: JOHNSON CLAYTON

EXTRA FEATURES		109 SW ROUND HOUSE CT, FORT WHITE	
L	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0 100
2	0190	FPLC PF	0 100

L	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	

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																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							