LOT 11 FORT WHITE STATION S/D.
666-262, 670-551, 688-105, 800-1

DUGAN EUGENE/DUGAN CARISSA
171 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-111

BUILDING CHARACTERISTICS

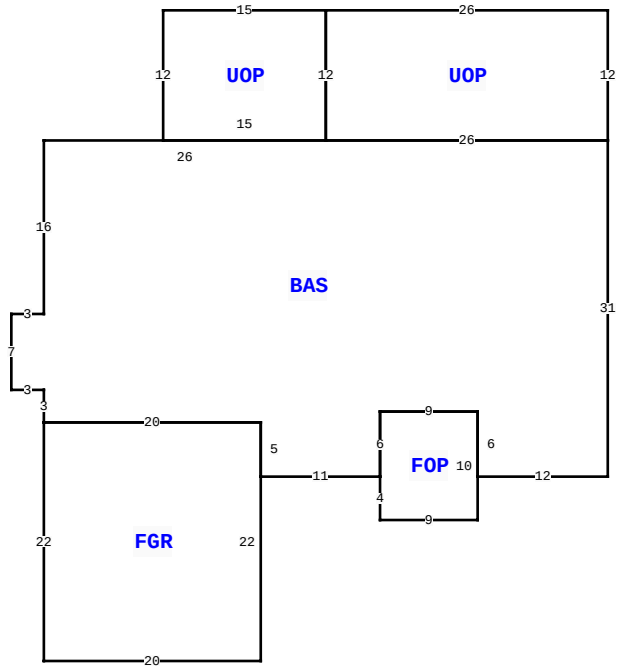
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,479	100		1,479	157,484
FGR	440	55		242	25,768
FOP	90	30		27	2,875
UOP	180	20		36	3,834
UOP	312	20		62	6,602
TOTALS	2,501			1,846	196,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	121.0000	133.10	245,703	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1479 HX Base Yr 2006



171 SW ROUND HOUSE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	196,562
TOTAL MARKET OB/XF VALUE	14,778
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	235,340
SOH/AGL Deduction	73,335
ASSESSED VALUE	162,005
TOTAL EXEMPTION VALUE	VX HX HB 56,411
BASE TAXABLE VALUE	105,594
TOTAL JUST VALUE	235,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042788	Roof Replacement	16,115	09/20/2021
22750	SFR	384	01/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/1593	7/08/2005	WD	Q	I		138,500
GRANTOR: KINGDOM & GIT PROPERT						
GRANTEE: EUGENE & CARISSA DU						
1009/1613	3/03/2004	WD	Q	V	02	68,900
GRANTOR: LEGRA REAL ESTATE						
GRANTEE: KINGDOM PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N12 W15 S12 E15$ W26 S16 W3 S7 E3 S3 FGR= S22 E20 N22 W20$ E20 S5 E11 FOP= S4 E9 N10 W9 S6 $ N6 E9 S6 E12 N31$ UOP= N12 W26 S12 E26$.

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	1,171.00	UT	2.50	2.50	100	2005	2005	3	100	2,928	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0030	BARN,MT	0	100	18	30	1.00	UT	8,600.00	8,600.00	100	2026	2025		100	8,600	
5	0081	DECKING WI	0	100	0	0	1.00	UT	850.00	850.00	100	2026	2025		100	850	

LAND DESCRIPTION

TOTAL OB/XF 14,778

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	24,000.00	24,000.00	24,000							

REVIEW DATE 05/20/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS