LOT 13 FORT WHITE STATION S/D.
666-262, WD 1009-1613, QC 1045-6

MOSQUITO CREEK PLANTATION, LLC
195 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-113

BUILDING CHARACTERISTICS

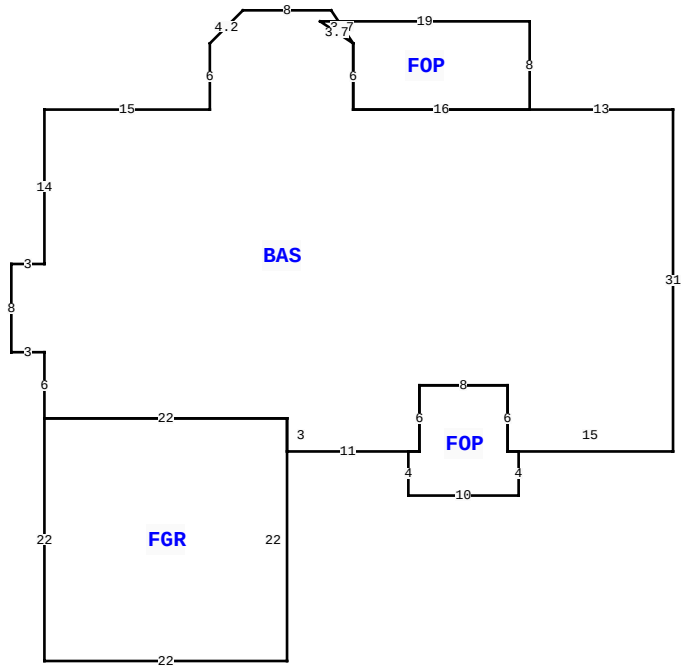
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,787	100		1,787	169,550
FGR	484	55		266	25,238
FOP	88	30		26	2,467
FOP	131	30		39	3,700
TOTALS	2,490			2,118	200,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	107.8155	118.60	251,195	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1787 HX Base Yr



195 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	0	0	0	1,792.00	UT	2.50	2.50	100	2005	2005	3	100	4,480	
2	0210	GARAGE U	0	0	36	40	1.00	UT	0.00	0.00	100	2009	2009	3	100	23,040	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,180.00	1,180.00	100	2026	2025		100	1,180	
5	0280	POOL R/CON	0	0	0	0	479.00	UT	70.00	70.00	100	2026	2025		98	32,859	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	200,956
TOTAL MARKET OB/XF VALUE	62,359
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	287,315
SOH/AGL Deduction	0
ASSESSED VALUE	287,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,315
TOTAL JUST VALUE	287,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,957

SALE:4:3: 11/30/2010 JH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049610	Roof Replacement	18,000	04/12/2024
27664	GARAGE	50	03/02/2009
23383	SFR	452	07/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2315	7/14/2025	WD	U	I	37	140,000
GRANTOR: PICKETT RAYMOND H REV						
GRANTEE: MOSQUITO CREEK PLAN						
1504/430	12/01/2023	WD	U	I	11	100
GRANTOR: PICKETT RAYMOND H						
GRANTEE: PICKETT RAYMOND H R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W19 D2 R3 S6 E16$ W16 N6 L2 U3 W8 D3 L3 S6 W15 S14 W3 S8 E3 S6 FGR= S22 E22 N22 W22$ E22 S3 E11 FOP= S4 E10 N4 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 62,359

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	0		00	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: 0.65 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS