LOTS 18 & 19 FORT WHITE STATION
666-262, 674-354, 682-1, WD 1029

FRAZIER RONALD R JR/FRAZIER WENDY M
194 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-118

BUILDING CHARACTERISTICS

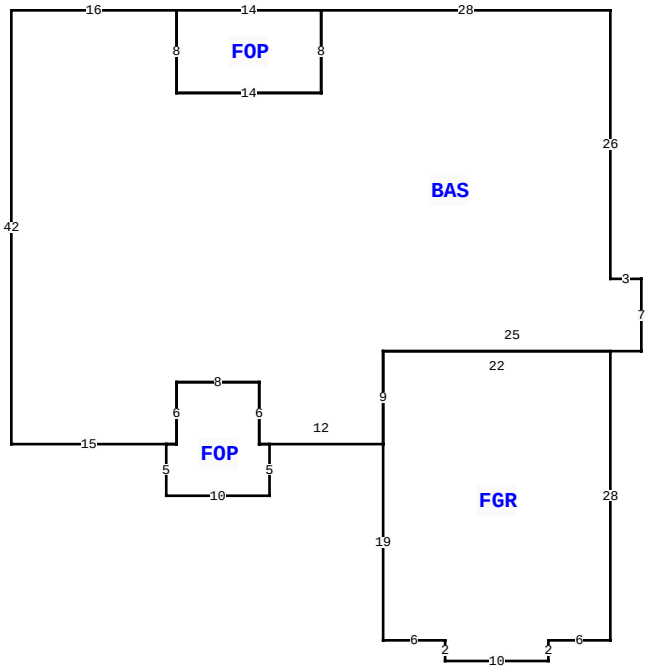
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,099	100		2,099	229,345
FGR	636	55		350	38,242
FOP	98	30		29	3,169
FOP	112	30		34	3,715
TOTALS	2,945			2,512	274,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	124.1600	136.58	343,089	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 2099 HX Base Yr



194 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	0296	SHED METAL	0	0	8	12	96.00	UT	7.00	7.00	100	2005	2005	3	100	672	
2	0166	CONC,PAVMT	0	0	0	0	4,336.00	UT	2.50	2.50	100	2005	2005	3	100	10,840	
3	0070	CARPORT UF	0	0	18	30	540.00	UT	1.50	1.50	100	2010	2010	3	100	810	
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	9,600.00	9,600.00	100	2023	2022		100	9,600	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,471
TOTAL MARKET OB/XF VALUE	49,922
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	372,393
SOH/AGL Deduction	0
ASSESSED VALUE	372,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,393
TOTAL JUST VALUE	372,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045780	Roof Replacement	20,000	10/26/2022
000044158	Storage Building	21,000	04/11/2022
23154	SFR	566	05/17/2005
12153	SFR	195	02/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/29	5/31/2023	LE	U	I	14	100
GRANTOR: FRAZIER RONALD R JR (						
GRANTEE: FRAZIER FAMILY TRUS						
1492/27	5/31/2023	LE	U	I	14	100
GRANTOR: FRAZIER RONALD R JR (						
GRANTEE: FRAZIER FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W14 S8 E14 N8$ S8 W14 N8 W16 S42 E15 FOP= S5 E10 N5 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E12 FGR= S19 E6 S2 E10 N2 E6 N28 W22 S9 $ N9 E25 N7 W3 N26$.

LAND DESCRIPTION

TOTAL OB/XF 49,922

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							
2	0000	C	VAC RES	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: 1.15 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS