

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

2023

34-6S-16-04059-118



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2,099	176,016
FGR	636	55	350	29,350
FOP	98	30	29	2,432
FOP	112	30	34	2,851

TOTALS 2,945 2,512 210,649

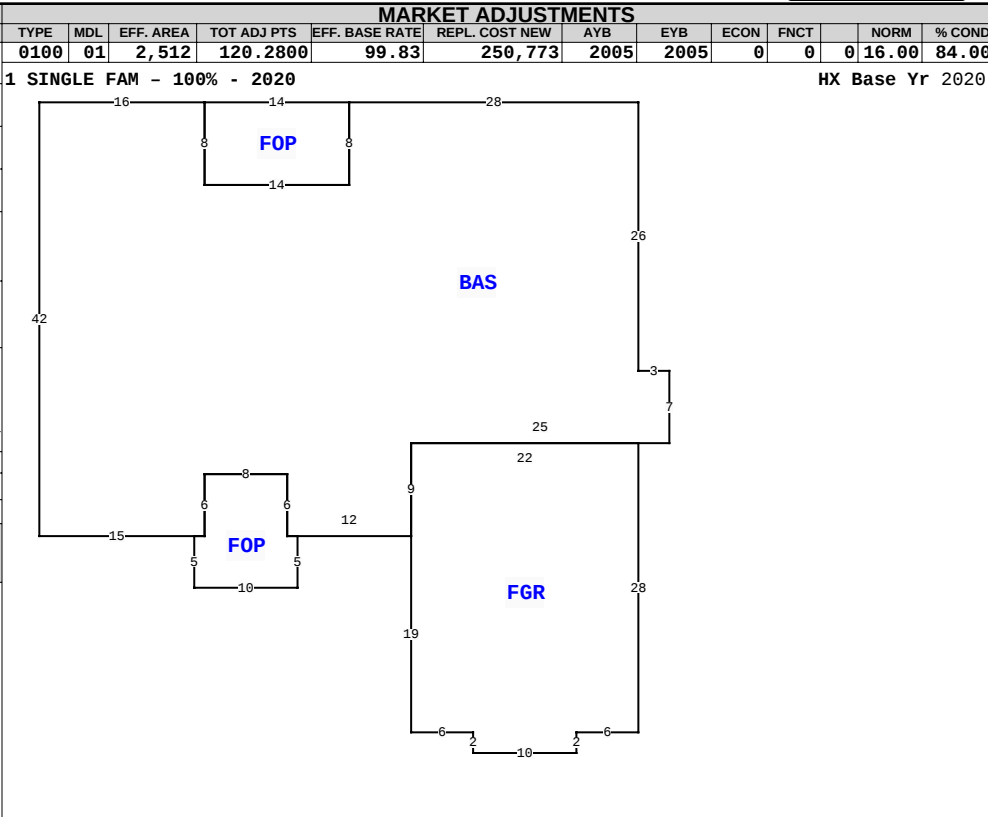
EXTRA FEATURES

L N	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	0 100	8	12	96.00	UT	7.00	7.00	100	2005	2005	3	100	672	
2	0166	CONC, PAVMT	0 100	0	0	4,336.00	UT	2.50	2.50	100	2005	2005	3	100	10,840	
3	0070	CARPORT UF	0 100	18	30	540.00	UT	1.50	1.50	100	2010	2010	3	100	810	
5	0031	BARN, MT AE	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
6	0040	BARN, POLE	0 100	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	
7	0040	BARN, POLE	0 100	0	0	1.00	UT	9,600.00	9,600.00	100	2023	2022		100	9,600	

LAND DESCRIPTION

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0000	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/18/2022 BY JB



194 SW ROUND HOUSE Ct, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/11/2022 MLU

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	120.2800	99.83	250,773	2005	2005	0	0	0 16.00	84.00

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VALUATION SUMMARY		STANDARD
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,649
TOTAL MARKET OB/XF VALUE		47,922
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		288,571
SOH/AGL Deduction		35,659
ASSESSED VALUE		252,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,912
TOTAL JUST VALUE		288,571
NCON VALUE		15,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:1:1: LOT 18 FT WHITE STATION.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044158	Storage Building	21,000	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0355	3/19/2019	WD	Q	I	03	180,000

GRANTOR: HUGO & MARLEEN O ESCA

GRANTEE: RONALD R JR & WENDY

1029/2732 11/01/2004 WD Q V 11,000

GRANTOR: MIGUEL ORTIZ

GRANTEE: HUGO & MARLEEN O ES

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\$.

Total Acres: 1.15 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/19/2022