

BEG INTERS OF NW LINE OF BLOCK X
US-27, RUN NW 115.16 FT, N 207.3
R/W OF SW DORTCH ST, E ALONG R/W

FORD ROCKY D/FORD LISA B
494 SW DORTCH ST
FORT WHITE, FL 32038

2026

00-00-00-14339-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality			03	03	
DOR CODE			1100STORES/1 STORY		
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC		16.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	8,756
BAS	924	100		924	20,638
FOP	352	35		123	2,747
TOTALS	1,668			1,439	32,142

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,439	93.0690	55.84	80,354	1993	1993	0	0	0	60.00	40.00
2 MOBILE HME 0% - 0												
Heated Area: 1316												
HX Base Yr												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/20/2022
INC DATE		AG DATE	
		04/20/2022	

EXTRA FEATURES							546 SW DORTCH ST, FORT WHITE					XFLDATE		INC DATE		CR/DATE		AG DATE		04/20/2022		REMARKS	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750							
2	0031	BARN,MT AE	0	0	30	72	2,160.00	UT	4.50	4.50	50	0	0	3	50	4,860							
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000							
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500							
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000							
6	0166	CONC,PAVMT	0	0	20	20	400.00	UT	2.00	2.00	70	2002	2002	3	70	560							
7	0040	BARN,POLE	0	0	14	29	406.00	UT	2.50	2.50	70	2002	2002	3	70	711							
8	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100	2002	2002	3	100	480							
9	0040	BARN,POLE	0	0	58	40	2,340.00	UT	3.00	3.00	90	2006	2006	3	90	6,318							
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200							

LAND DESCRIPTION				TOTAL OB/XF 23,379																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	1100	C	STORE 1FLR	0		00	220.00	150.00	30,000.00	SF		1.00	1.00	0.40	3.50	1.40	42,000									
2	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF		1.00	1.00	0.50	0.80	0.40	8,712									
3	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF		1.00	1.00	0.50	0.80	0.40	8,712									
4	0000	C	VAC RES	0		00	0.00	0.00	2.35	AC		1.00	1.00	0.50	7,500.00	3,750.00	8,820									
REVIEW DATE 12/02/2024 BY SYS				Total Acres: 4.04			Total Land Value: 68,244				Market: 0				Agricultural: 0				Common: 68,244				PRINTED 11/18/2025 BY SYS			

COLUMBIA COUNTY PROPERTY													PAGE 1 of 4				4
VALUATION SUMMARY																	
VALUATION BY													STANDARD				
Tax Group: 4													Tax Dist:				
BUILDING MARKET VALUE													128,760				
TOTAL MARKET OB/XF VALUE													24,779				
TOTAL LAND VALUE - MARKET													68,244				
TOTAL MARKET VALUE													221,783				
SOH/AGL Deduction													0				
ASSESSED VALUE													221,783				
TOTAL EXEMPTION VALUE													0				
BASE TAXABLE VALUE													221,783				
TOTAL JUST VALUE													221,783				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													223,090				
XFOB:8:1: ECHO MH (ROCKY FORD LIVES HERE)																	
XFOB:5:1: WILBER FORD LIVES HERE																	
BLDG:3:1: ECHO MH (ROCKY FORD LIVES HERE)																	
SALE:2:1: 4.02 ACRES.																	
PERMIT NUM		DESCRIPTION										AMT		ISSUED			
000050505		Electrical Servic										0		08/07/2024			
39987		ELECTRICAL										0		06/22/2020			
27954		COMMERCIAL										517		07/20/2009			
27686		COMMERCIAL										475		03/12/2009			
6749		M H										60		01/19/1993			
SALES DATA																	
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE								
1229/2345		2/09/2012		WD	U	U	I	11	100								
GRANTOR: ROCKY FORD AS DIRECTO																	
GRANTEE: ROCKY FORD & LISA B																	
1177/0809		7/11/2009		WD	U	U	I	11	100								
GRANTOR: ROCKY FORD & LISA B F																	
GRANTEE: ROCKY FORD & LISA B																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS= W15 BAS= N14 W28 S14 E28\$ W51 S14 E34 FOP= S11 E32N11 W32\$ E32 N14\$.																	
AND LUE		OTHER ADJUSTMENTS AND NOTES			YEAR		DENSITY		DECL		FRZ		YR		CONSRV		
42,000																	
8,712																	
8,712																	
8,820																	
Common: 68,244																	
PRINTED 11/18/2025 BY SYS																	

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