FORT WHITE: BLOCK 8.

ORB 504-751, LEASE AGRMT ORB

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2026

00-00-00-14343-001

BUILDING CHARACTERISTICS

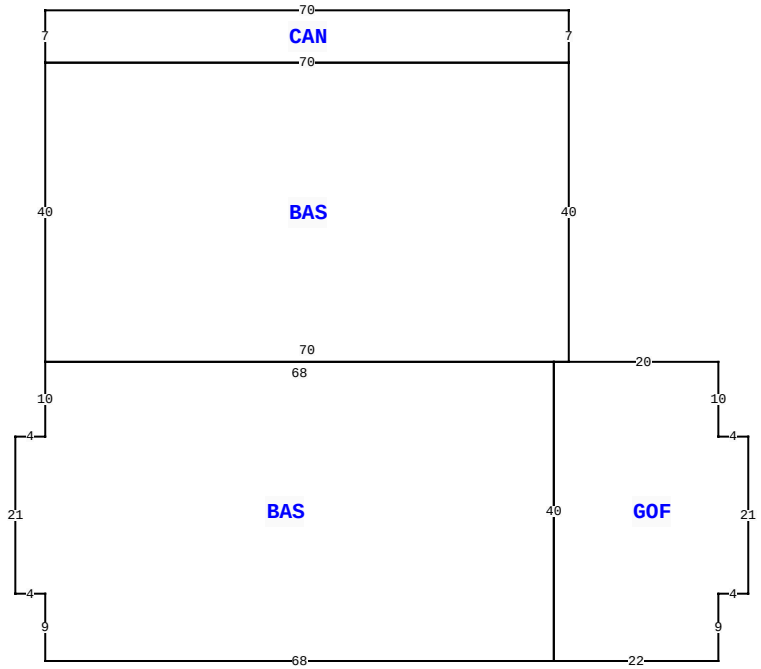
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
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	2,800	100		2,800	54,810
BAS	2,804	100		2,804	54,889
CAN	490	30		147	2,878
GOF	964	185		1,783	34,902
TOTALS	7,058			7,534	147,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	7,534	87.0000	39.15	294,956	1987	1987	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 0 Heated Area: 6568 HX Base Yr



495 SW DORTCH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,478
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		28,224
TOTAL MARKET VALUE		187,602
SOH/AGL Deduction		0
ASSESSED VALUE		187,602
TOTAL EXEMPTION VALUE	03	187,602
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		187,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20389	ADDN COMM	0	02/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1188/2729	9/21/2009	WD	U	I	11	100

GRANTOR: SOUTH COLUMBIA VOLUNT

GRANTEE: COLUMBIA COUNTY FLO

BUILDING NOTES

BUILDING DIMENSIONS

GOF= W20 BAS= N40 CAN= N7 W70 S7 E70$ W70 S40 E70$ W2 BAS= W68 S10 W4S21 E4 S9 E68 N40$ S40 E22 N9 E4 N21 W4 N10$.

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	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,600	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
5	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,600	
7	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
8	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	8600	C	COUNTY	0			0.00	0.00	44,100.00	SF		1.00	1.00	0.80	0.80	0.64	28,224							

REVIEW DATE 06/16/2015 BY DF Total Acres: 1.01 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 11/18/2025 BY SYS