

COKER ARTHUR
617 SW DORTCH ST
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		VINYL SID 100		0201		02		1,172		117.5000		110.45		129,447		2000		2000		0		0		0 45.00		55.00		STANDARD									
Exterior Wall		00		N/A 0		2		MANUF		1		100% - 2024				Heated Area: 1172										HX Base Yr 2024													
Roof Structure		03		GABLE/HIP 100																																			
Roof Cover		14		PREFIN MT 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floor		08		SHT VINYL 50																																			
Interior Floor		14		CARPET 50																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		01		NONE 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Condition Adj		03		03 100																																			
Kitchen Adjus		01		01 100																																			
Quality		05		05																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		16.00		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,172		100				1,172		71,196																													
TOTALS		1,172						1,172		71,196																													
EXTRA FEATURES										617 SW DORTCH ST, FORT WHITE										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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		0120		CLFENCE 4		0 100		0		0		1.00		UT		800.00		800.00		100		2021		2020		100		800											
2		0294		SHED WOOD/		0 100		0		0		1.00		UT		400.00		400.00		100		2021		2020		100		400											
3		0296		SHED METAL		0 100		0		0		1.00		UT		600.00		600.00		100		2021		2020		100		600											
4		0263		PRCH, USP		0 100		0		0		1.00		UT		400.00		400.00		100		2021		2020		100		400											
5		0261		PRCH, UOP		0 100		0		0		1.00		UT		200.00		200.00		100		2021		2020		100		200											