

LOT 1 COLUMBIA ACRES S/D.
400-450, PB 1049-382, WD 1164-46

ROBERT STEVEN DIEHL REVOCABLE TRUST
148 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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		3 100			
Bathrooms		2 100			
Frame	01	NONE 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		17717.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100		1,363	123,271
FOP	505	30		152	13,747
TOTALS		1,868		1,515	137,018

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,515	124.2360	139.14	210,797	1985	1985	0	0	0 35.00	65.00
1 SINGLE FAM		100% - 2000		Heated Area: 1363				HX Base Yr 2000			
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
								AG DATE			
								04/07/2025		MLU	

TOTALS		1,868				1,515		137,018		148 SW FORTUNE WAY, FORT WHITE					XF DATE				LAND DATE		04/07/2025		MLU	
															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	0190	FPLC PF		0	100	0	0	1.00		UT	1,200.00		1,200.00		100	0	0		3	100	1,200			
2	0080	DECKING		0	100	0	0	1.00		UT	0.00		0.00		100	0	0		3	100	200			
3	0294	SHED WOOD/		0	100	0	0	1.00		UT	0.00		0.00		100	0	0		3	100	400			
4	0060	CARPORT F		0	100	0	0	1.00		UT	0.00		0.00		100	2017	2017		3	100	8,000			
5	0070	CARPORT UF		0	100	0	0	1.00		UT	0.00		0.00		100	2017	2017		3	100	700			
6	0070	CARPORT UF		0	100	0	0	1.00		UT	0.00		0.00		100	2017	2017		3	100	300			