

CERDA CESAR L/CERDA ETHEL L
314 SW FORTUNE WAY
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		10	ABOVE AVG. 100		0100	01	1,209	114.7500	128.52	155,381	1985	1985	0	0	0	35.00	65.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0													Heated Area: 1080										HX Base Yr											
Roof Cover		12	MODULAR MT 100		8 36 36 30 36 12 18 18 12 8 30																																		
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 90																																				
Interior Floo		06	VINYL ASB 10																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			2 100																																				
Bathrooms			1 100																																				
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		0100SINGLE 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		1,080	100		1,080	90,221																																	
FOP		288	30		86	7,184																																	
UOP		216	20		43	3,592																																	
TOTALS		1,584			1,209	100,998																																	
EXTRA FEATURES					314 SW FORTUNE WAY, FORT WHITE										BLD DATE						LGL DATE		04/07/2025				MLU												
															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	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250																								
2	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600																								
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																								
LAND DESCRIPTION										TOTAL OB/XF										2,050																			
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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						