

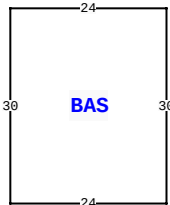
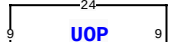
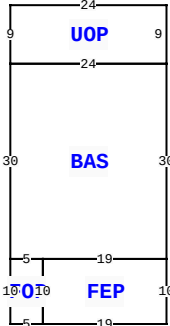
LOT 23 COLUMBIA ACRES AND THE N1
NW1/4 OF SW1/4.

BARRETT SHAWNA KING/KING MATTHEW ADRIAN
502 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																										
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	05	AVERAGE 100		0100	01	1,650	112.3650	125.85	207,652	1979	1979	0	0	0	35.00	65.00	VALUATION BY		STANDARD																											
Roof Structur	08	IRREGULAR 100		1 SINGLE FAM 100% - 2018										Heated Area: 1440					HX Base Yr 2018					Tax Group: 3		Tax Dist:																				
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE		134,974																				
Interior Wall	04	PLYWOOD 100																						TOTAL MARKET OB/XF VALUE		3,700																				
Interior Floo	12	HARDWOOD 90																						TOTAL LAND VALUE - MARKET		150,000																				
Interior Floo	15	HARDTILE 10																						TOTAL MARKET VALUE		191,474																				
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		63,369																				
Heating Type	03	FORCED AIR 100																						ASSESSED VALUE		128,105																				
Bedrooms		2 100																						TOTAL EXEMPTION VALUE		HX HB WX SX																				
Bathrooms		1.5 100																						BASE TAXABLE VALUE		22,383																				
Bathrooms		1.5 100																						TOTAL JUST VALUE		288,674																				
Frame	01	NONE 100																						NCON VALUE		0																				
Stories	1.	1. 100																						INCOME VALUE																						
Architectual	05	CONV 100												PREVIOUS YEAR MKT VALUE		288,674																														
Units		0 100																																												
Condition Adj	03	03 100																																												
Kitchen Adjus	01	01 100																																												
Quality	05	05																																												
DOR CODE	5000		IMPROVED AG																																											
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	720	100		720	58,898																																									
BAS	720	100		720	58,898																																									
FEP	190	80		152	12,434																																									
FOP	50	30		15	1,227																																									
UOP	216	20		43	3,518																																									
TOTALS	1,896			1,650	134,974																																									
EXTRA FEATURES					502 SW FORTUNE WAY, FORT WHITE										BLD DATE																		LGL DATE		05/15/2024				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	0021	BARN,FR AE	0 100	21	21	1.00	UT	0.00	0.00	100	0	0	3	100	882																															
2	0021	BARN,FR AE	0 100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	768																															
3	9910	RV SITE/RE	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150																															
4	0210	GARAGE U	0 100	21	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	800																															
5	0294	SHED WOOD/	0 100	11	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																															
LAND DESCRIPTION										TOTAL OB/XF										3,700																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	50,000.00	50,000.00	50,000																													
2	6200	A	PASTURE 3	100					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800																													
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000																													
REVIEW DATE	07/30/2021		BY	JB		Total Acres: 15.26		Total Land Value: 52,800				Market: 100,000				Agricultural: 2,800		Common: 50,000		PRINTED 11/19/2025 BY SYS																										