LOT 24 COLUMBIA ACRES.
WD 1341-2144, WD 1395-1699,

DIEHL MICHAEL D
484 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

484 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,700
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	72,700
SOH/AGL Deduction	4,730
ASSESSED VALUE	67,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,970
TOTAL JUST VALUE	72,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1699	9/22/2019	WD	U	I	30	100
GRANTOR: JULIE DIEHL						
GRANTEE: MICHAEL D DIEHL						
1341/2144	7/28/2017	WD	Q	I	01	40,000
GRANTOR: DONNA NEWPORT						
GRANTEE: JULIE DIEHL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	100	1,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/30/2021 BY JB Total Acres: 4.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS