E1/2 OF N1/2 LOT 41 & LOT 42 PIN
ESTATES S/D.

FORD ROCKY/HARRY WILLIAM
496 SW DORTCH ST
FORT WHITE, FL 32038

2026

20-3S-17-05287-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

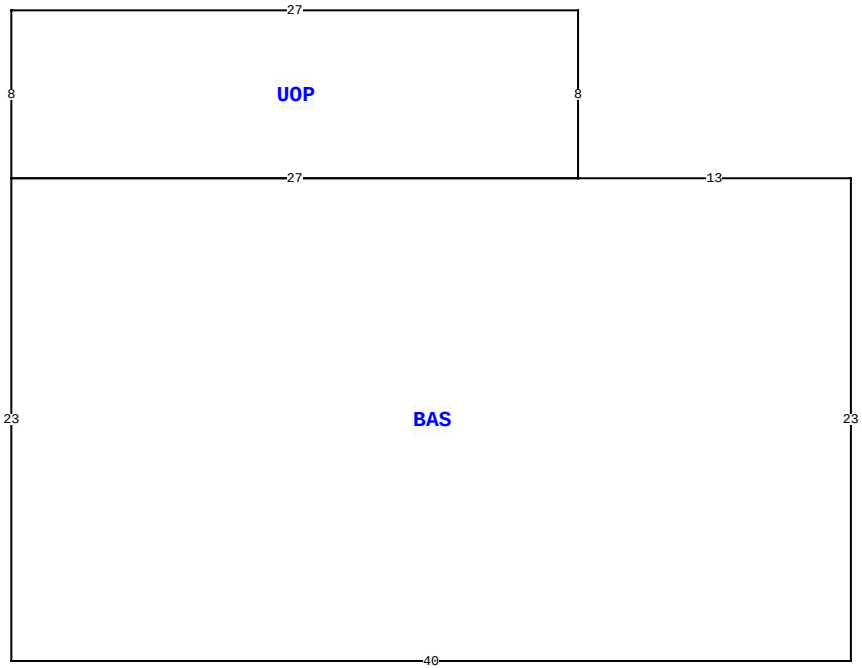
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	21,412
UOP	216	20		43	1,001
TOTALS	1,136			963	22,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	963	46.1760	51.72	49,806	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 920 HX Base Yr



185 NE MEEKS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,413
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	14,685
TOTAL MARKET VALUE	38,698
SOH/AGL Deduction	0
ASSESSED VALUE	38,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,698
TOTAL JUST VALUE	38,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052208	Electrical Servic	0	01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/9	9/22/2022	WD	Q	I	05	50,000
GRANTOR: MILTON JOHN B JR						
GRANTEE: FORD ROCKY						
1016/2689	5/27/2004	WD	Q	I		35,000
GRANTOR: STANLEY R DAUGHTRY &						
GRANTEE: JOHN B JR & ANITA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N8 W27 S8 E27$ W27 S23 E40 N23$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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			0.00	0.00	39,159.00	SF		1.00	1.00	0.75	0.50	0.38	14,685							

REVIEW DATE 02/11/2025 BY TW Total Acres: 0.90 Total Land Value: 14,685 Market: 0 Agricultural: 0 Common: 14,685 PRINTED 11/18/2025 BY SYS