LOT 21 ARROW WOOD S/D.
ORB 536-786. JOINS 4076-114,953-

KOLACIA PETER R/KOLACIA RACHELLE M
554 SW LIME WAY
FORT WHITE, FL 32038

2026

36-6S-16-04096-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06

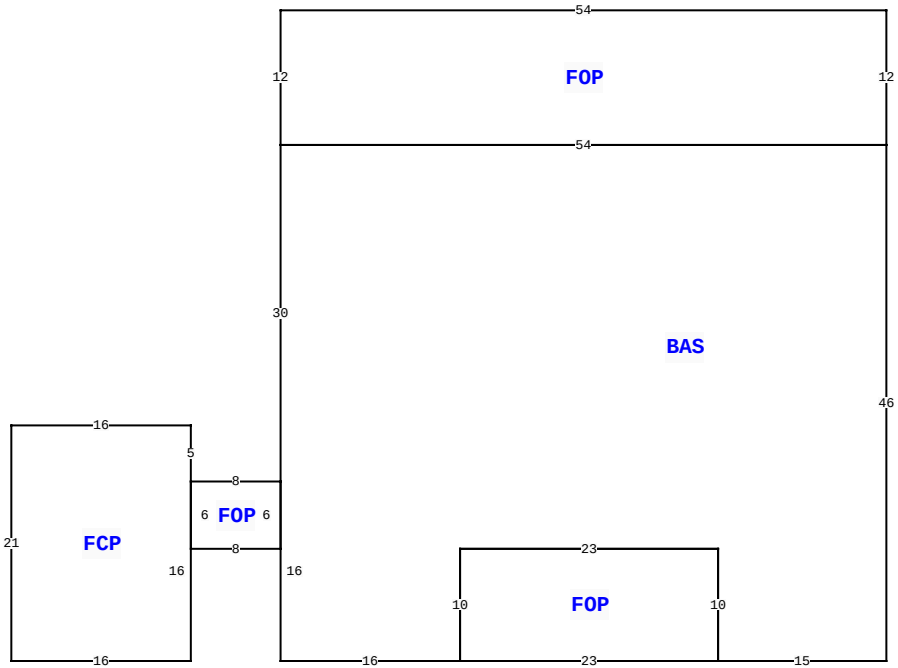
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100		2,254	304,741
FCP	336	25		84	11,357
FOP	48	30		14	1,893
FOP	230	30		69	9,329
FOP	648	30		194	26,229
TOTALS	3,516			2,615	353,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,615	128.4192	143.83	376,115	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 100% - 2003 Heated Area: 2254 HX Base Yr 2003



554 SW LIME 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		353,548
TOTAL MARKET OB/XF VALUE		5,514
TOTAL LAND VALUE - MARKET		94,810
TOTAL MARKET VALUE		453,872
SOH/AGL Deduction		137,613
ASSESSED VALUE		316,259
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,537
TOTAL JUST VALUE		453,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044148	Swimming Pool and	55,000	04/11/2022
38894	SFR	0	11/12/2019
38868	DEMOLISH	0	11/06/2019
14320	PUMP/UTPOL	30	07/28/1998
11738	M H	125	10/10/1996
11739	M H	125	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0601	10/23/2019	WD	U	I	30	53,700
GRANTOR: PETER R KOLACIA						
GRANTEE: RACHELLE M & PETER						
1147/1979	3/26/2008	WD	Q	I	01	100
GRANTOR: REBECCA GOODMAN & PET						
GRANTEE: PETER KOLACIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N46 FOP= N12 W54 S12 E54$ W54 S30 FOP= W8 FCP= N5 W16 S21 E16 N16$S6 E8 N6$ S16 E16 FOP= E23 N10 W23 S10$ N10 E23 S10 E15$.

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	0021	BARN,FR AE	0	100	30	60	1.00	UT	4,000.00	4,000.00	75	1993	1993	3	75	3,000	
2	0166	CONC,PAVMT	0	100	0	0	584.00	UT	2.25	2.25	100	2020	2020	3	100	1,314	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,514

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	100		00	0.00	0.00	9.98	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,810							

REVIEW DATE 10/01/2021 BY HC Total Acres: 9.98 Total Land Value: 94,810 Market: 0 Agricultural: 0 Common: 94,810 PRINTED 11/14/2025 BY SYS