

BEG INTERS OF NW LINE OF BLOCK X
 US-27, RUN NW 115.16 FT, N 207.3
 R/W OF SW DORTCH ST, E ALONG R/W

FORD ROCKY D/FORD LISA B
 494 SW DORTCH ST
 FORT WHITE, FL 32038

2026

00-00-00-14339-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	392	100	
BAS	924	100	
FOP	352	35	
TOTALS	1,668		1,439 32,142

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,439	93.0690	55.84	80,354	1993	1993	0	0	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 1316 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 4	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		128,760	
TOTAL MARKET OB/XF VALUE		24,779	
TOTAL LAND VALUE - MARKET		77,772	
TOTAL MARKET VALUE		231,311	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,311	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,311	
TOTAL JUST VALUE		231,311	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		223,090	
XFOB:8:1: ECHO MH (ROCKY FORD LIVES HERE)			
XFOB:5:1: WILBER FORD LIVES HERE			
BLDG:3:1: ECHO MH (ROCKY FORD LIVES HERE)			
SALE:2:1: 4.02 ACRES.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050505	Electrical Servic	0	08/07/2024
39987	ELECTRICAL	0	06/22/2020
27954	COMMERCIAL	517	07/20/2009
27686	COMMERCIAL	475	03/12/2009
6749	M H	60	01/19/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/2345	2/09/2012	WD U		I	11	100
GRANTOR: ROCKY FORD AS DIRECTO						
GRANTEE: ROCKY FORD & LISA B						
1177/0809	7/11/2009	WD U		I	11	100
GRANTOR: ROCKY FORD & LISA B F						
GRANTEE: ROCKY FORD & LISA B						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0031	BARN, MT AE	0	0	30	72	2,160.00	UT	4.50	4.50	50
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100
6	0166	CONC, PAVMT	0	0	20	20	400.00	UT	2.00	2.00	70
7	0040	BARN, POLE	0	0	14	29	406.00	UT	2.50	2.50	70
8	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100
9	0040	BARN, POLE	0	0	58	40	2,340.00	UT	3.00	3.00	90
10	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
23,379											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1100	C	STORE 1FLR	0		00	220.00	150.00	30,000.00	SF	1.00
2	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF	1.00
3	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF	1.00
4	0000	C	VAC RES	0		00	0.00	0.00	2.35	AC	1.00

BUILDING NOTES											
BAS= W15 BAS= N14 W28 S14 E28\$ W51 S14 E34 FOP= S11 E32N11 W32\$ E32 N14\$.											

BUILDING DIMENSIONS											
BAS= W15 BAS= N14 W28 S14 E28\$ W51 S14 E34 FOP= S11 E32N11 W32\$ E32 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1100	C	STORE 1FLR	0		00	220.00	150.00	30,000.00	SF	1.00
2	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF	1.00
3	0200	C	MBL HM	0		00	0.00	0.00	21,780.00	SF	1.00
4	0000	C	VAC RES	0		00	0.00	0.00	2.35	AC	1.00

BEG INTERS OF NW LINE OF BLOCK X
 US-27, RUN NW 115.16 FT, N 207.3
 R/W OF SW DORTCH ST, E ALONG R/W

FORD ROCKY D/FORD LISA B
 494 SW DORTCH ST
 FORT WHITE, FL 32038

2026

00-00-00-14339-005

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	1100 STORES/1 STORY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	16.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	24,273
TOTALS	1,344			1,344	24,273

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,344	75.2490	45.15	60,682	1975	1975	0	0	60.00	40.00	
3 MOBILE HME 0% - 0			Heated Area: 1344			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE				LGL DATE				05/12/2026 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY			
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Tax Group: 4		Tax Dist:	
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TOTAL LAND VALUE - MARKET		77,772	
TOTAL MARKET VALUE		231,311	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,311	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,311	
TOTAL JUST VALUE		231,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,090	
BLDG:2:1: WILBER FORD LIVES HERE			
XFOB:1:1: MH IS OFFICE-PER PROP CARD			
BLDG:1:1: MH USED AS OFFICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/2345	2/09/2012	WD	U	I	11	100
GRANTOR: ROCKY FORD AS DIRECTO						
GRANTEE: ROCKY FORD & LISA B						
1177/0809	7/11/2009	WD	U	I	11	100
GRANTOR: ROCKY FORD & LISA B F						
GRANTEE: ROCKY FORD & LISA B						

EXTRA FEATURES																
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
11	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
12	0070	CARPORT UF	0	0	20	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
546 SW DORTCH ST, FORT WHITE																
TOTAL OB/XF													1,400			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S24 E56 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

