LOT 1 COLUMBIA ACRES S/D.
400-450, PB 1049-382, WD 1164-46

ROBERT STEVEN DIEHL REVOCABLE TRUST
148 SW FORTUNE WAY
FORT WHITE, FL 32038

2027

17-7S-17-10012-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

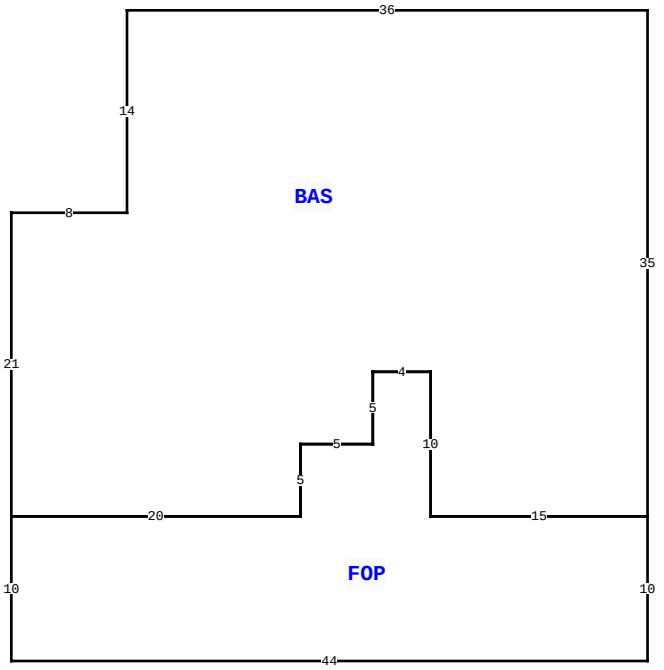
NEIGHBORHOOD/LOC 17717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100		1,363	121,074
FOP	505	30		152	13,502
TOTALS	1,868			1,515	134,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	124.2360	136.66	207,040	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1363 HX Base Yr 2000



148 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,576
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		210,376
SOH/AGL Deduction		91,754
ASSESSED VALUE		118,622
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		62,211
TOTAL JUST VALUE		210,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051348	Electrical Servic	0	10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/0046	12/15/2008	WD	Q	V	01	100

GRANTOR: ROBERT STEVEN DIEHL

GRANTEE: ROBERT STEVEN DIEHL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 W8 S21 FOP= S10 E44 N10 W15 N10 W4 S5 W5 S5 W20$ E20 N5 E5 N5 E4 S10 E15 N35$.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS