

LOT 18 COLUMBIA ACRES S/D.
416-519, 760-304-305, 775-1731,

CERDA CESAR L/CERDA ETHEL L
314 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-018
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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
BAS	1,080	100	
FOP	288	30	
UOP	216	20	
TOTALS	1,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,209	114.7500	128.52	155,381	1985	1985	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1080				HX Base Yr			
BLD DATE		XF DATE		INC DATE		LGL DATE	05/07/2026	LAND DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,998
TOTAL MARKET OB/XF VALUE			2,050
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			168,048
SOH/AGL Deduction			88,229
ASSESSED VALUE			79,819
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,408
TOTAL JUST VALUE			168,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0775/1733	5/28/1993	WD	U	I	10	21,700
GRANTOR: CLAUDIA JACOBOWITZ						
GRANTEE: CESAR CERDA						
0775/1732	5/28/1993	WD	U	I	10	21,700
GRANTOR: JACKIE ROGERS						
GRANTEE: CESAR CERDA						

EXTRA FEATURES		314 SW FORTUNE WAY, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100
2	0296	SHED METAL	0 100
3	0190	FPLC PF	0 100

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
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
TOTAL OB/XF															2,050	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FOP= W8 S36 E8 N36\$ S36 E30 UOP= E12 N18 W12 S18\$ N36\$.	

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
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							