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

2027

17-7S-17-10012-018

BUILDING CHARACTERISTICS

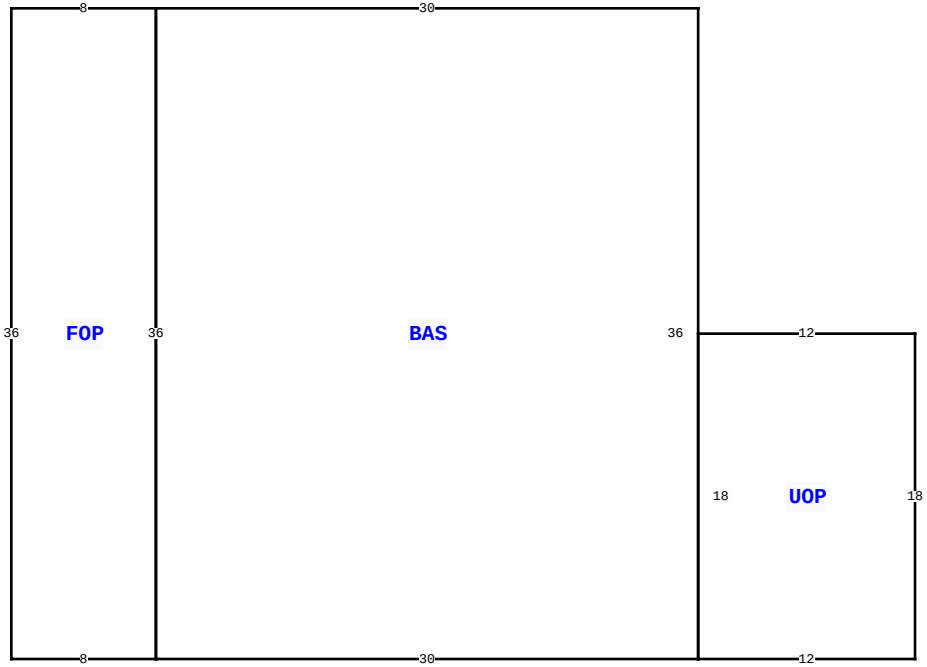
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	88,607
FOP	288	30		86	7,056
UOP	216	20		43	3,528
TOTALS	1,584			1,209	99,190

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	126.22	152,600	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1080 HX Base Yr



314 SW FORTUNE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,190
TOTAL MARKET OB/XF VALUE		2,050
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		166,240
SOH/AGL Deduction		84,026
ASSESSED VALUE		82,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,803
TOTAL JUST VALUE		166,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,048

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 2,050

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 12/11/2017 BY DF Total Acres: 5.16 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS