N1/2 LOT 20 COLUMBIA ACRES S/D
546-122, 564-016, 737-785, LE 14

JANDREAU ROBERT IV/ROZIER WENDY JANDREAU
391 SW FORTUNE WAY
FORT WHITE, FL 32038

2027

17-7S-17-10012-020

BUILDING CHARACTERISTICS

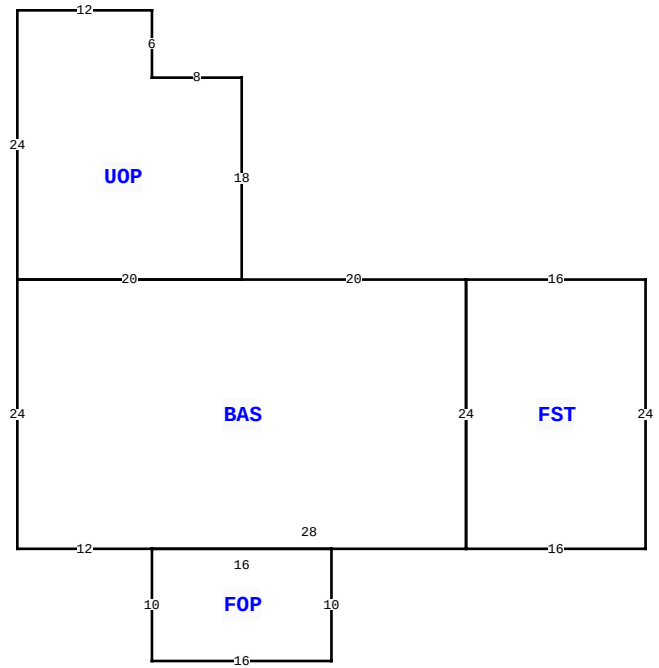
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	960	100		960	62,737
FOP	160	30		48	3,137
FST	384	55		211	13,789
UOP	432	20		86	5,620
TOTALS	1,936			1,305	85,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	91.4000	100.54	131,205	1950	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 960 HX Base Yr 2025



391 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	05/15/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,283
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		118,583
SOH/AGL Deduction		0
ASSESSED VALUE		118,583
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,172
TOTAL JUST VALUE		118,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2051	9/03/2020	LE	U	I	14	100
GRANTOR: CAROLYN JANDREAU (ENH						
GRANTEE: ROBERT JANDREAU & W						
0737/0785	12/03/1990	WD	Q	I		45,000
GRANTOR: DAVID CLARK						
GRANTEE: CAROLYN JANDREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N18 W8 N6 W12 S24 E20$ W20 S24 E12 FOP= S10 E16 N10 W16$ E28 FST= E16 N24 W16 S24$ N24$.

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	0031	BARN,MT AE	0	100	20	21	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0294	SHED WOOD/	0	100	24	32	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,900	
4	0251	LEAN TO W/	0	100	8	10	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 12/11/2017 BY DF Total Acres: 2.54 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS