LOT 21 COLUMBIA ACRES S/D.

709-786, 771-524, WD 1245-1115,

ORGOVAN SUSAN
503 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-021

BUILDING CHARACTERISTICS

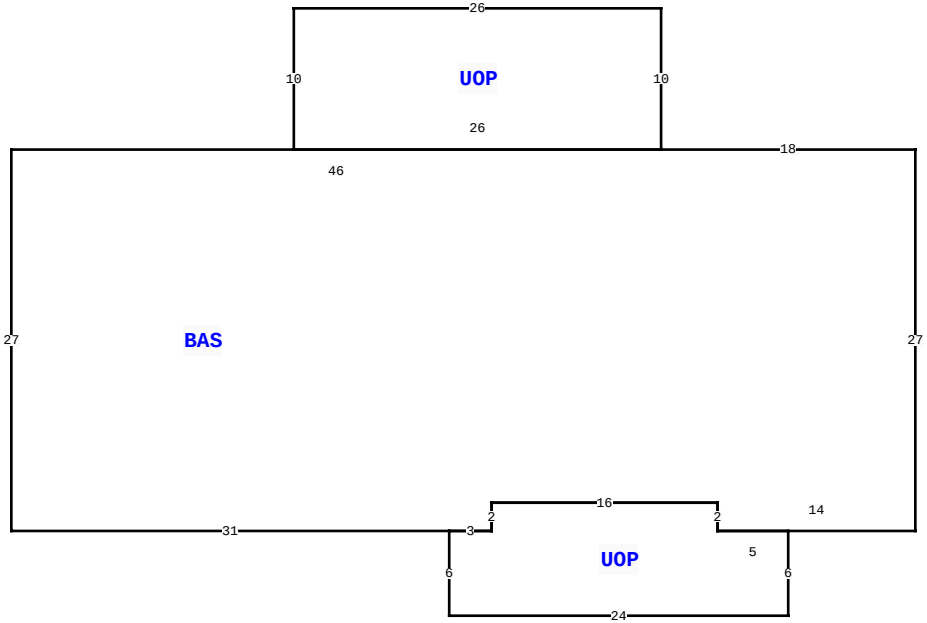
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,696	100		1,696	47,176
UOP	176	25		44	1,224
UOP	260	25		65	1,808
TOTALS	2,132			1,805	50,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,805	115.9000	69.54	125,520	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1696 HX Base Yr 2013



503 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	2012	2012	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0282	POOL ENCL	0	100	18	28	504.00	UT	15.00	15.00	100	2012	2012	3	40	3,024	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0281	POOL R/FIB	0	100	10	20	200.00	UT	65.00	65.00	30	2012	2012	3	30	3,900	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,100	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,714
TOTAL MARKET OB/XF VALUE		23,424
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		176,138
SOH/AGL Deduction		64,854
ASSESSED VALUE		111,284
TOTAL EXEMPTION VALUE	98 HX HB VX SX WX	62,936
BASE TAXABLE VALUE		48,348
TOTAL JUST VALUE		176,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,438

XFOB:2:1: MEAD MH

SALE:2:1: 5.08 ACRES PLUS MOBILE HOME

SALE:1:1: 5.04 AC PLUS M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045763	Electrical Servic	0	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/79	7/13/2022	LE	U	I	14	100
GRANTOR: ORGOVAN SUSAN (LIFE E						
GRANTEE: SMITH KONNIE K (RMD						
1358/1537	4/20/2018	QC	U	I	11	100
GRANTOR: DONALD J & SUSAN ORGO						
GRANTEE: DONALD J ORGOVAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W26 S10 E26$ W46 S27 E31 UOP= S6 E24 N6 W5 N2 W16 S2 W3$ E3 N2 E16 S2 E14 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,424

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	0200	C	MBL HM	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0100	C	SFR	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.08 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/23/2026 BY SYS

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2026

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	08	SHT VINYL 10
Air Condition	02	WINDOW 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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

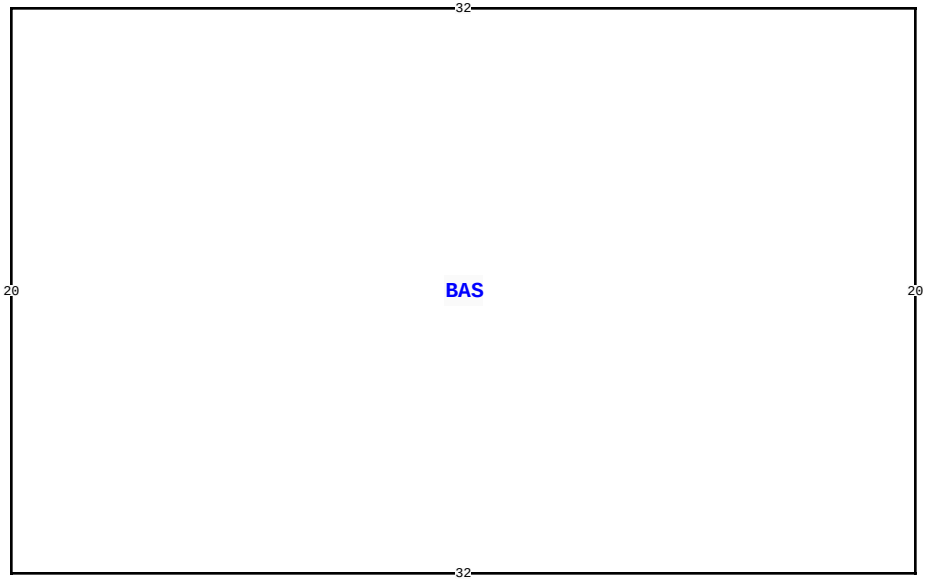
NEIGHBORHOOD/LOC 17717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	37,506
TOTALS	640			640	37,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	640	80.4960	90.16	57,702	1988	1988	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2013 Heated Area: 640 HX Base Yr 2013



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COLUMBIA COUNTY PROPERTY

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GRANTEE: DONALD J ORGOVAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 E32 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.08 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/23/2026 BY SYS