

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,696	100	
UOP	176	25	
UOP	260	25	
TOTALS	2,132		
		1,805	52,720

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2013								
				Heated Area: 1696							
					HX Base Yr 2013						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,896
TOTAL MARKET OB/XF VALUE			23,424
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			179,320
SOH/AGL Deduction			68,036
ASSESSED VALUE			111,284
TOTAL EXEMPTION VALUE	98 HX HB VX SX WX		62,936
BASE TAXABLE VALUE			48,348
TOTAL JUST VALUE			179,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,438

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\$.

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2012	2012	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	100	2012	2012	3	100	800	
3	0282	POOL ENCL	0	100	18	28	504.00	UT	15.00	100	2012	2012	3	40	3,024	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100				100	7,000	
5	0281	POOL R/FIB	0	100	10	20	200.00	UT	65.00	30	2012	2012	3	30	3,900	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	2,100	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

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	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							

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
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	640	100	
TOTALS	640		38,176

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SINGLE FAM	0%	2013																				
				Heated Area: 640			HX Base Yr 2013																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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GRANTOR: DONALD J & SUSAN ORGO						
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EXTRA FEATURES																
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
503 SW FORTUNE WAY, FORT WHITE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 S20 E32 N20\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								