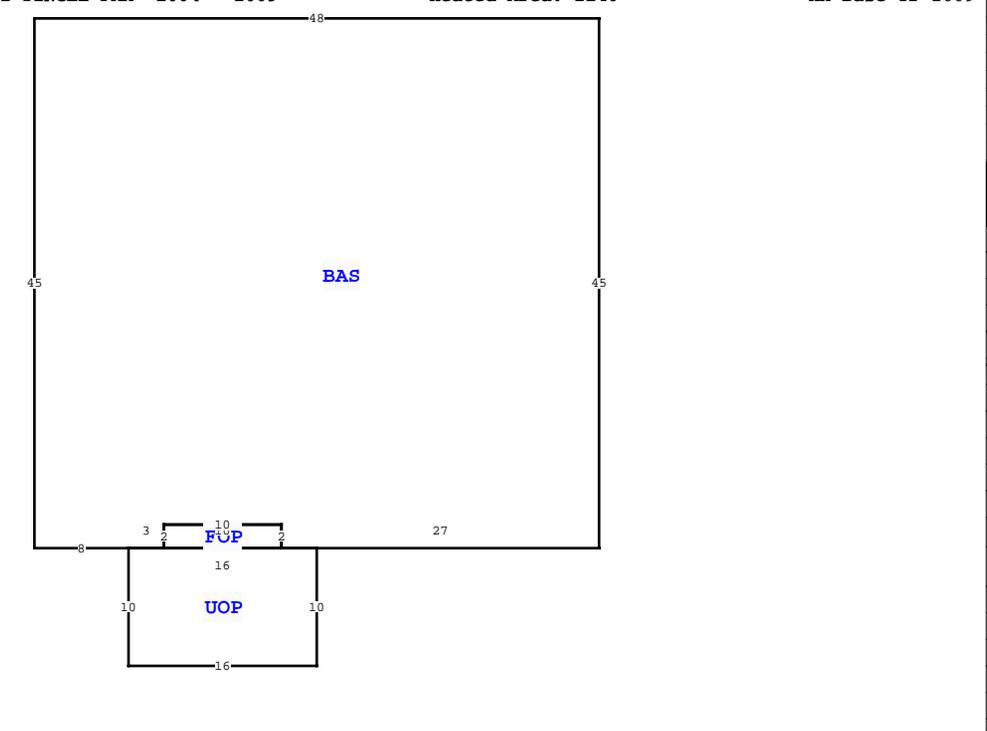


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2009		88.49	192,731	1988	1988	0	0	35.00	65.00



Quality	03	03			
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	2,140	100		2,140	123,090
FOP	20	30		6	345
UOP	160	20		32	1,841
TOTALS	2,320			2,178	125,275

506 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	100	0	0			0.00	100	1993	1993	3	100	400	

TOTAL OB/XF 400

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	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			125,275
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			180,675
SOH/AGL Deduction			86,990
ASSESSED VALUE			93,685
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,274
TOTAL JUST VALUE			180,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25818	MAINT/ALTR	40	05/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/1067	5/03/2007	WD Q	Q	I		126,000
GRANTOR: GREGORY & JEAN GALLAN						
GRANTEE: CRAIG A SACHS						
0812/2063	10/23/1995	QC Q	Q	I	01	30,832
GRANTOR: MIKE & HELEN MICKEY						
GRANTEE: GREGORY & JEANNE GA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S45 E8 UOP= S10 E16 N10W16\$ E3 FOP= E10 N2 W10 S2\$ N2 E10 S2 E27 N45\$.	