LOT 22 COLUMBIA ACRES S/D.

ORB 651-269, 812-2063. WD 1118-1

SACHS CRAIG A
506 SW FORTUNE WAY
FORT WHITE, FL 32038

2027

17-7S-17-10012-022

BUILDING CHARACTERISTICS

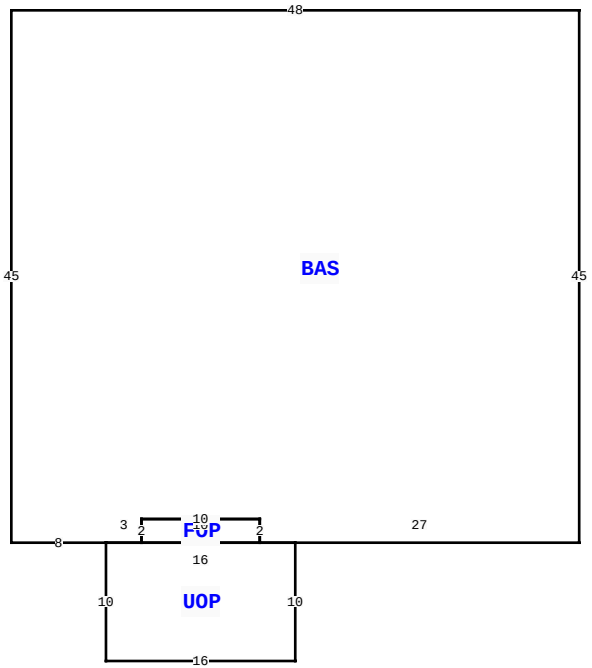
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	126,233
FOP	20	30		6	354
UOP	160	20		32	1,888
TOTALS	2,320			2,178	128,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	82.4985	90.75	197,654	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 2140 HX Base Yr 2009



506 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,475
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	193,875
SOH/AGL Deduction	97,379
ASSESSED VALUE	96,496
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	45,085
TOTAL JUST VALUE	193,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056840	Roof Replacement	19,400	10/23/2026
000056143	Electrical Servic		07/21/2026
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	I		126,000
GRANTOR: GREGORY & JEAN GALLAN						
GRANTEE: CRAIG A SACHS						
0812/2063	10/23/1995	QC	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$.

LAND DESCRIPTION

TOTAL OB/XF 400

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: 5.26 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS