LOT 23 COLUMBIA ACRES AND THE N1
NW1/4 OF SW1/4.

BARRETT SHAWNA KING/KING MATTHEW ADRIAN
502 SW FORTUNE WAY
FORT WHITE, FL 32038

2027

17-7S-17-10012-023

BUILDING CHARACTERISTICS

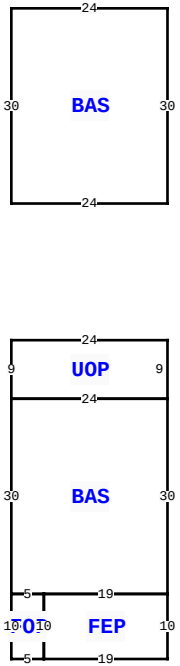
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	5000	IMPROVED AG
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	720	100		720	57,845
BAS	720	100		720	57,845
FEP	190	80		152	12,212
FOP	50	30		15	1,205
UOP	216	20		43	3,455
TOTALS	1,896			1,650	132,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	112.3650	123.60	203,940	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1440 HX Base Yr 2018



502 SW FORTUNE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,561
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	189,061
SOH/AGL Deduction	57,573
ASSESSED VALUE	131,488
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	25,077
TOTAL JUST VALUE	286,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38631	PUMP/UTPOL	50	09/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2614	5/14/2021	WD	U	I	11	100
GRANTOR: BARRETT SHAWNA KING						
GRANTEE: BARRETT SHAWNA KING						
1345/1210	9/29/2017	WD	Q	I	01	200,000
GRANTOR: DONNA M NEWPORT						
GRANTEE: SHAWNA KING BARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 FOP= S10 E5 N10 W5$ E5 FEP= S10E19 N10 W19$ E19 N30$ UOP= N9 W24 S9 E24$ PTR=N30 BAS= N30 W24 S30 E24$ S30$.

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	0021	BARN,FR AE	0	100	21	21	1.00	UT	0.00	0.00	100	0	0	3	100	882	
2	0021	BARN,FR AE	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	768	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
4	0210	GARAGE U	0	100	21	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0294	SHED WOOD/	0	100	11	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	50,000.00	50,000.00	50,000							
2	6200	A	PASTURE 3	100					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 07/30/2021 BY JB Total Acres: 15.26 Total Land Value: 52,800 Market: 100,000 Agricultural: 2,800 Common: 50,000 PRINTED 11/17/2026 BY SYS