LOT 24 COLUMBIA ACRES.

WD 1341-2144, WD 1395-1699,

DIEHL MICHAEL D
484 SW FORTUNE WAY
FORT WHITE, FL 32038

2027

17-7S-17-10012-024

BUILDING CHARACTERISTICS

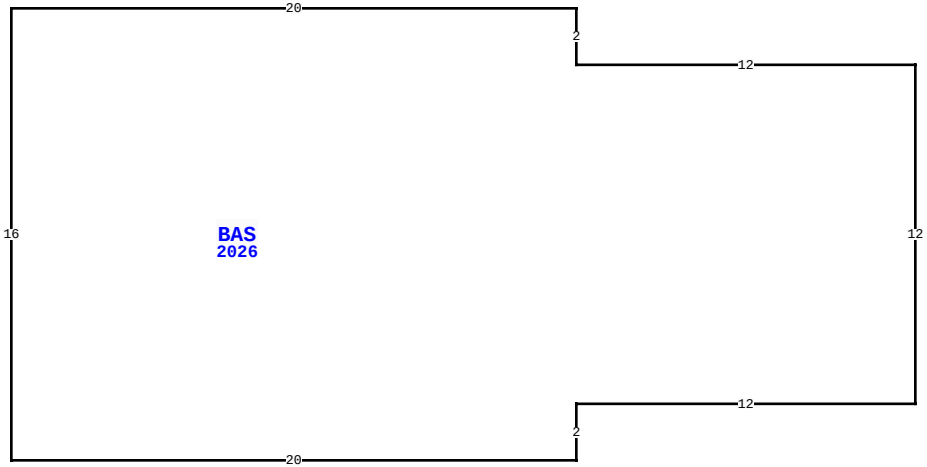
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	464	100	2026	464	27,998
TOTALS	464			464	27,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	464	109.7100	120.68	55,996	2025	2025	0	0	50	0.00	50.00

1 SINGLE FAM 100% - 2026 Heated Area: 464 HX Base Yr 2026



484 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,998
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	108,598
SOH/AGL Deduction	0
ASSESSED VALUE	108,598
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	57,187
TOTAL JUST VALUE	108,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1699	9/22/2019	WD	U	I	30	100
GRANTOR: JULIE DIEHL						
GRANTEE: MICHAEL D DIEHL						
1341/2144	7/28/2017	WD	Q	I	01	40,000
GRANTOR: DONNA NEWPORT						
GRANTEE: JULIE DIEHL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,30] N2 W20 S16 E20 N2 E12 N12 W12 $
.

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	3,500.00	3,500.00	100	2017	2017	3	100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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 07/30/2021 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS