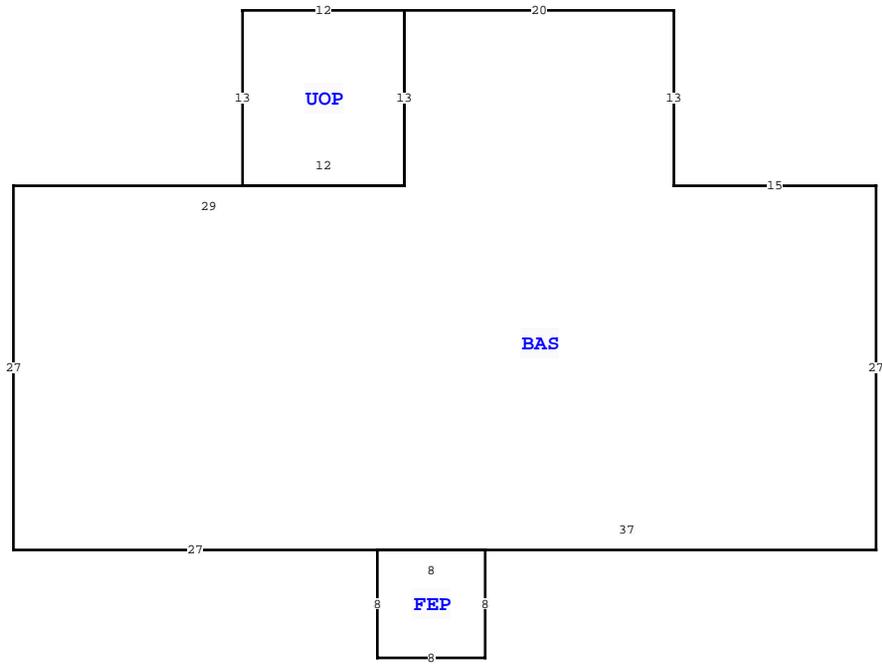




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,988	100	
FEP	64	85	
UOP	156	25	
TOTALS	2,208		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,081	117.9000	110.83	230,637	2003	2003	0	0	45.00	55.00		
3 MANUF 1 0% - 0 Heated Area: 1988 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,527
TOTAL MARKET OB/XF VALUE			62,785
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			305,312
SOH/AGL Deduction			0
ASSESSED VALUE			305,312
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,312
TOTAL JUST VALUE			305,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049657	Additions	30,000	04/19/2024
000043572	Additions	25,000	01/21/2022
000038996	Roof Replacement	5,000	12/09/2019
000035851	Storage Building		10/06/2017
35851	GARAGE	225	10/06/2017
19859	M H	125	05/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2516	1/19/2017	WD	Q	I	01	115,000
GRANTOR: MICHAEL HENDERSON						
GRANTEE: PAUL & KATHLEEN SPI						
1314/0215	4/28/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (JANET)						
GRANTEE: MICHAEL HENDERSON						

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	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,760	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0297	SHED CONCR	0	0	13	29	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0020	BARN,FR	0	0	38	70	2,660.00	UT	15.00	15.00	75	2018	2018	3	75	29,925	

TOTAL OB/XF													
47,785													
117 SW FORTUNE WAY, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/15/2024 MLU													

BUILDING NOTES													

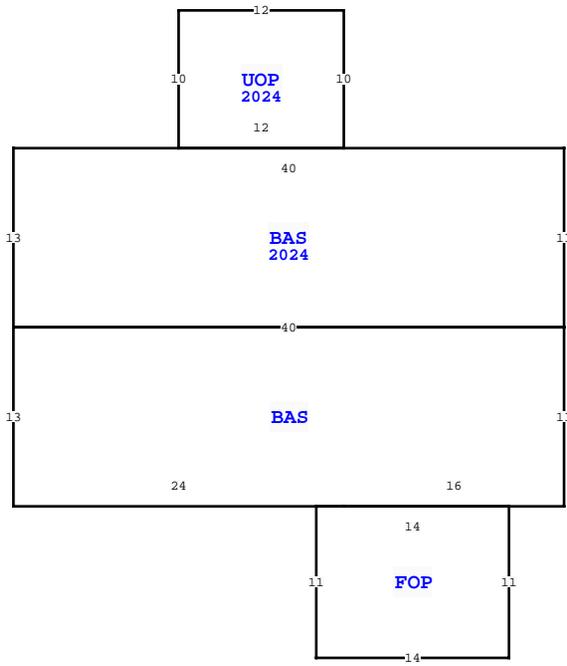
BUILDING DIMENSIONS													
BAS= W15 N13 W20 UOP= W12 S13 E12 N13\$ S13 W29 S27 E27 FEP= S8 E8 N8 W8\$ E37 N27\$.													

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	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	520	100	
BAS	520	100	2024
FOP	154	35	
FOP	154	35	2024
UOP	120	25	
UOP	120	25	2024
TOTALS	1,314		
TOTALS		1,124	65,677

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,124	101.9000	95.79	107,668	2009	2009	0	0	39.00	61.00		
4 MANUF 1 0% - 0 Heated Area: 1040 HX Base Yr													



117 SW FORTUNE WAY, FORT WHITE

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

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
11	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	15,000	

TOTAL OB/XF 15,000

LAND DESCRIPTION														TOTAL OB/XF 15,000										
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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			192,527
TOTAL MARKET OB/XF VALUE			62,785
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			305,312
SOH/AGL Deduction			0
ASSESSED VALUE			305,312
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,312
TOTAL JUST VALUE			305,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8579	M H	125	07/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2516	1/19/2017	WD Q	Q	I	01	115,000
GRANTOR: MICHAEL HENDERSON						
GRANTEE: PAUL & KATHLEEN SPI						
1314/0215	4/28/2016	PB U	U	I	18	100
GRANTOR: CLERK OF COURT (JANET)						
GRANTEE: MICHAEL HENDERSON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W40 S13 E24 E16 N13 \$
BAS=[YR=2024;ORIG=-40,-13] E40 S13 W40 N13 \$
FOP=[ORIG=-18,13] S11 E14 N11 W14 \$
UOP=[YR=2024;ORIG=-28,-23] E12 S10 W12 N10 \$