COMM NW COR OF SEC, RUN S 80 FT
OF RD, E ALONG R/W 1317.2 FT TO
W1/2 OF NW1/4, RUN S ALONG E LIN

LOPEZ ROSA
169 SW FORTUNE WAY
FORT WHITE, FL 32038

2026

17-7S-17-10012-027

BUILDING CHARACTERISTICS

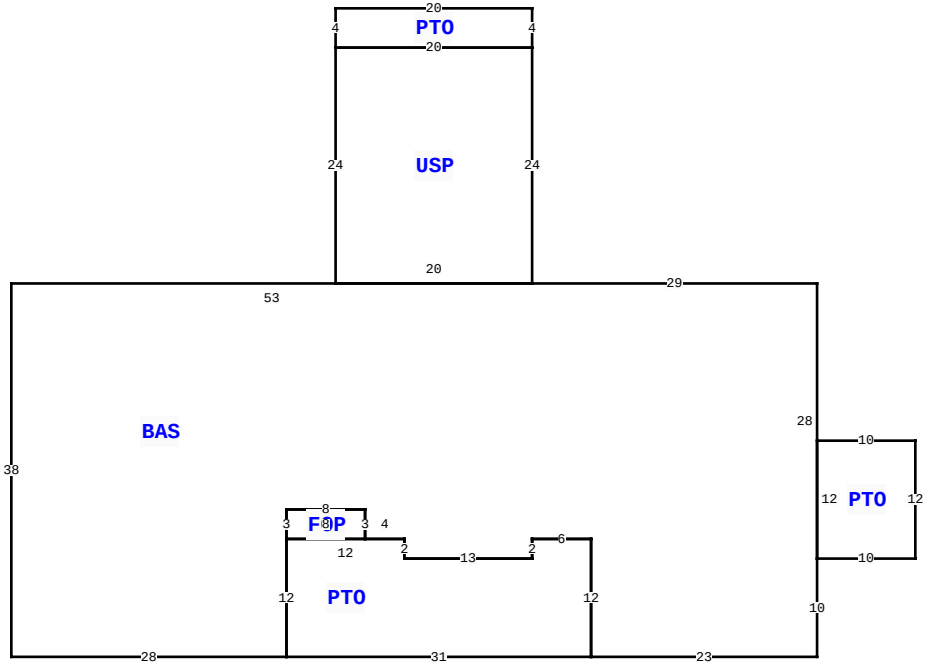
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,746	100		2,746	264,923
FOP	24	30		7	676
PTO	80	5		4	386
PTO	120	5		6	579
PTO	346	5		17	1,640
USP	480	35		168	16,208
TOTALS	3,796			2,948	284,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,948	124.8390	139.82	412,189	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2018 Heated Area: 2746 HX Base Yr 2018



169 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	0	0	594.00	UT	70.00	70.00	100	2001	2001	3	40	16,632	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,410
TOTAL MARKET OB/XF VALUE		18,332
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		367,742
SOH/AGL Deduction		126,461
ASSESSED VALUE		241,281
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,870
TOTAL JUST VALUE		367,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048540	Remodel	13,900	10/30/2023
16665	POOL	50	02/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0755	3/21/2017	WD	Q	I	01	267,000
GRANTOR: SHERRY DEEM AKA SHERY						
GRANTEE: ROSA LOPEZ						
1333/0752	1/20/2017	WD	U	I	11	100
GRANTOR: RICK DEEM						
GRANTEE: SHERRY DEEM AKA SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 USP= N24 PTO= N4 W20 S4 E20$ W20 S24 E20$ W53 S38 E28 PTO= E31 N12W6 S2 W13 N2 W12 S12$ N12 FOP= E8 N3 W8 S3$ N3 E8S3 E4S2 E13 N2 E6 S12 E23 N10 PTO= E10 N12 W10 S12$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 18,332

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 03/24/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/09/2026 BY SYS