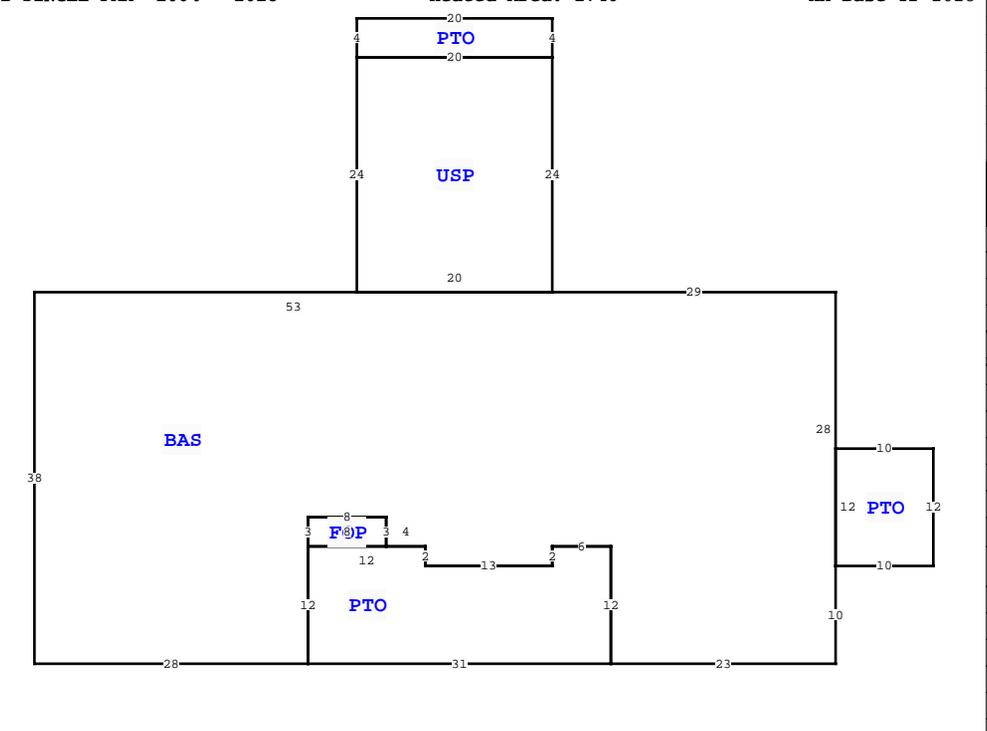


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	31.00	69.00



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

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	0190	FPLC PF	0	100	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	594.00	UT	70.00	70.00	100	2001	2001	3	40	16,632	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

EXTRA FEATURES		169 SW FORTUNE WAY, FORT WHITE	
BLD DATE		LGL DATE	04/07/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF										18,332													
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		284,410	
TOTAL MARKET OB/XF VALUE		18,332	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		357,742	
SOH/AGL Deduction		116,461	
ASSESSED VALUE		241,281	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		189,870	
TOTAL JUST VALUE		357,742	
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	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\$.	