FORT WHITE: S1/2 OF BLOCK 20.
473-568, WD 1309-2583, WD 1310-1

THE FRAZIER PROPERTY GROUP LLC
194 SW ROUND HOUSE CT
FORT WHITE, FL 32038

2026

00-00-00-14348-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

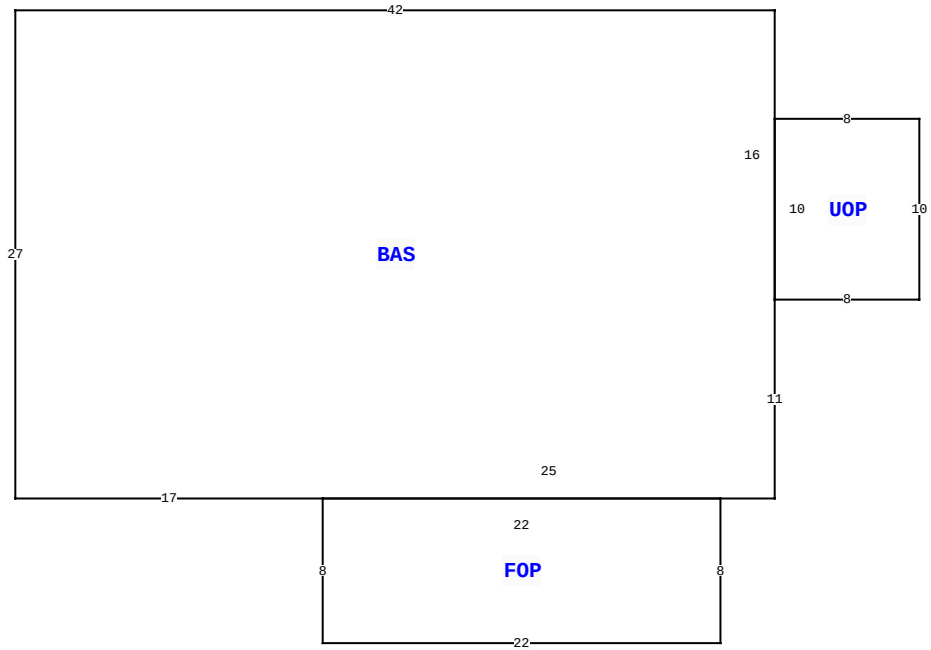
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	30,999
FOP	176	35		62	1,695
UOP	80	25		20	547
TOTALS	1,390			1,216	33,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1134 HX Base Yr



134 SW CULLEN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,240
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	17,640
TOTAL MARKET VALUE	62,880
SOH/AGL Deduction	0
ASSESSED VALUE	62,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,880
TOTAL JUST VALUE	62,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,880

PRMT:1:1: 26X42 MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7561	M H	60	09/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2442	10/30/2023	WD	U	I	30	53,300
GRANTOR: FRAZIER RONALD R JR						
GRANTEE: THE FRAZIER PROPERT						
1492/31	5/31/2023	LE	U	I	14	100
GRANTOR: FRAZIER RONALD R JR (						
GRANTEE: FRAZIER FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E17 FOP= S8 E22 N8 W22$ E25 N11 UOP= E8 N10 W8 S10$ N16$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0200	C	MBL HM	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.00	0.80	0.80	17,640							

REVIEW DATE 11/16/2023 BY TP Total Acres: 0.51 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 11/18/2025 BY SYS