W1/2 LOT 15 LITTLE PINE FARMS. (
755-1914, WD 1039-2851, WD 1175-

FRATINO DAVID R II
627 SW QUARRY CIR
FORT WHITE, FL 32038

2025

02-7S-16-04111-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06

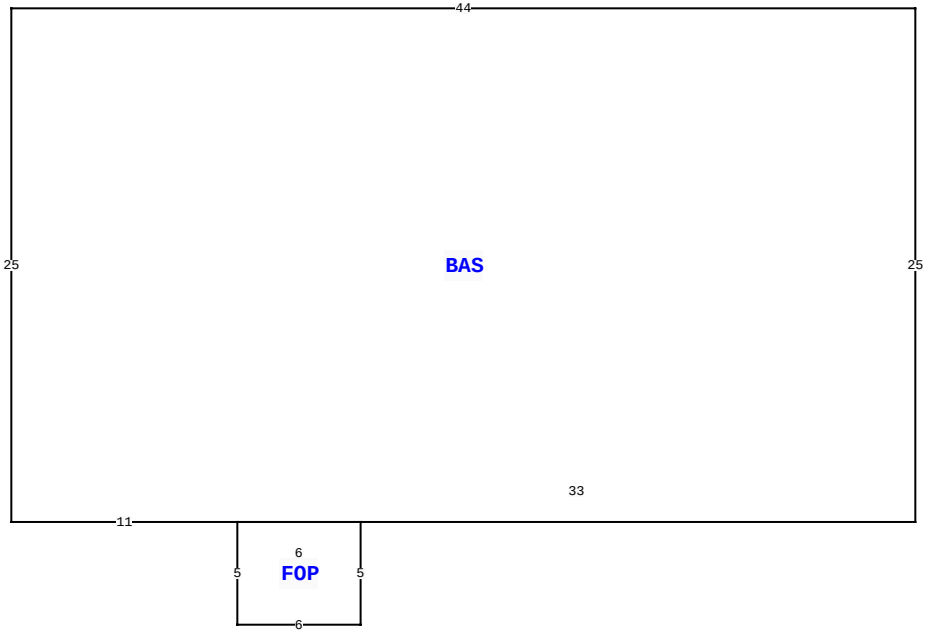
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	122,542
FOP	30	30		9	1,003
TOTALS	1,130			1,109	123,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	122.4153	137.11	152,055	2009	2009	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1100 HX Base Yr 2024



627 SW QUARRY CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,545
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		31,990
TOTAL MARKET VALUE		165,135
SOH/AGL Deduction		1,323
ASSESSED VALUE		163,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,090
TOTAL JUST VALUE		165,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,195

SALE:1:1: W1/2 LOT 15, LITTLE PINE FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27988	SFR	382	08/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/2190	7/28/2023	WD	Q	I	01	190,000

GRANTOR: TATE MATTHEW JAMES
GRANTEE: FRATINO DAVID R II

1381/1246	3/29/2019	WD	Q	I	01	119,900

GRANTOR: MERCEDES BUENO
GRANTEE: MATTHEW JAMES TATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E11 FOP= S5 E6 N5 W6$ E33 N25$.

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	0210	GARAGE U	0	100	24	25	600.00	UT	16.00	16.00	100	2009	2009	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	4.57	AC		1.00	1.00	1.00	7,000.00	7,000.00	31,990							

REVIEW DATE 09/08/2023 BY ME Total Acres: 4.57 Total Land Value: 31,990 Market: 0 Agricultural: 0 Common: 31,990 PRINTED 08/08/2025 BY SYS