SW1/4 OF SW1/4 LYING S & W OF AC
591-480, 709-327, 760-2089, 780-

PRIETO JORGE M/GARCIA ADA R
597 SW FRY AVE
FT WHITE, FL 32038

2026

02-7S-16-04115-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,400
TOTAL MARKET VALUE	5,432
SOH/AGL Deduction	0
ASSESSED VALUE	5,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,432
TOTAL JUST VALUE	116,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,400

SALE:3:1: 70 ACRES INCLUDED 03-7S-16-04116-000
SALE:2:1: 19.40 AC JOINS 04116-000 (REPO)
SALE:1:1: SALE INCLUDES PARCEL # 4116-000
LAND:1:1: JOINS 04116-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2565	3/19/2021	WD	Q	V	05	397,500
GRANTOR: LAND RAYMON J						
GRANTEE: PRIETO JORGE M						
0812/0295	10/05/1995	WD	U	I	35	125,000
GRANTOR: ETTIE JOYNER ET AL						
GRANTEE: RAYMON J & ANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.40	AC		1.00	1.00	1.00	280.00	280.00	5,432							
2	9910	M	MKT.VAL.AG	0					19.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	116,400							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 19.40 Total Land Value: 5,432 Market: 116,400 Agricultural: 5,432 Common: 0 PRINTED 11/07/2025 BY SYS