E1/2 OF SE1/4 LYING S OF RR & S
EX 10.0 AC DESC ORB 828-2196.

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

2026

03-7S-16-04116-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

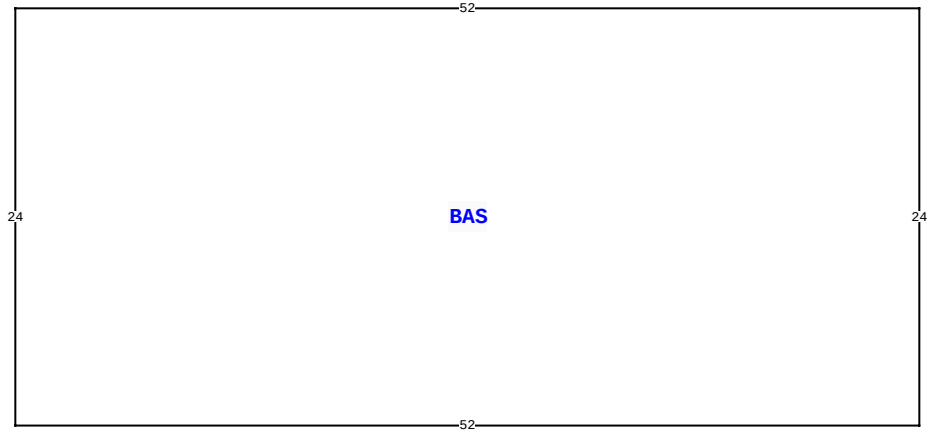
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	25,908
TOTALS	1,248			1,248	25,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	86.5000	51.90	64,771	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1248 HX Base Yr



597 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,908
TOTAL MARKET OB/XF VALUE	11,700
TOTAL LAND VALUE - MARKET	238,500
TOTAL MARKET VALUE	56,668
SOH/AGL Deduction	3,912
ASSESSED VALUE	52,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,756
TOTAL JUST VALUE	276,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043063	Solar Power Syste	54,000	10/28/2021
000041961	Mobile Home		05/19/2021

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	V	35	125,000
GRANTOR: ETTIE JOINER ET AL						
GRANTEE: RAYMON J & ANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,17] E52 S24 W52 N24 $
.

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	0081	DECKING WI	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	
2	0081	DECKING WI	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	52.00	AC		1.00	1.00	1.00	280.00	280.00	14,560							
3	9910	M	MKT.VAL.AG	0					52.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	234,000							

REVIEW DATE 06/16/2021 BY JB Total Acres: 53.00 Total Land Value: 19,060 Market: 234,000 Agricultural: 14,560 Common: 4,500 PRINTED 11/07/2025 BY SYS