BEG SE COR OF NW1/4 OF NE1/4, W 234.44 FT, E 661.81 FT TO E LINE OF NE1/4, S 234.44 FT TO POB.

HOLLINGSWORTH PEGGY JOANN/HOLLINGSWORTH LANCE WILS
1806 SW FRY AVE
FORT WHITE, FL 32038

2026

15-7S-16-04225-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

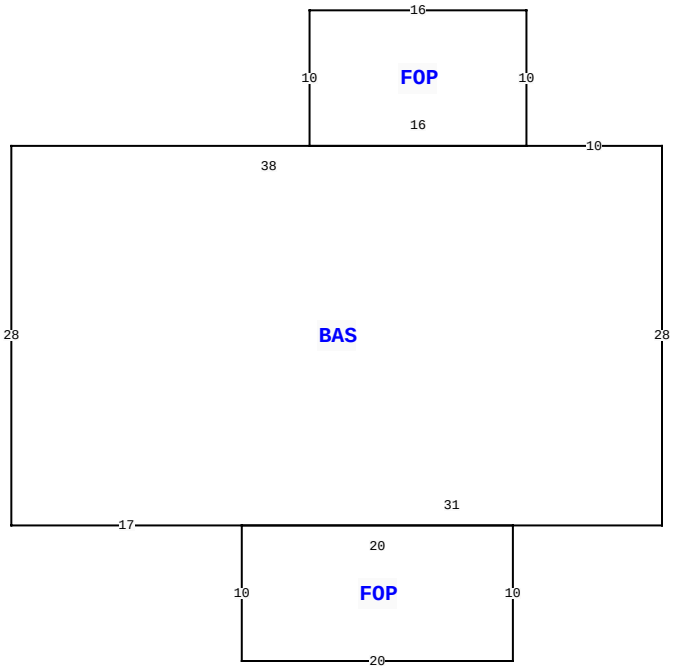
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	34,804
FOP	160	35		56	1,450
FOP	200	35		70	1,813
TOTALS	1,704			1,470	38,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,470	107.9000	64.74	95,168	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2009 Heated Area: 1344 HX Base Yr 2009



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/14/2024 MLU
AG DATE	

1806 SW FRY AVE, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,067
TOTAL MARKET OB/XF VALUE		16,404
TOTAL LAND VALUE - MARKET		35,600
TOTAL MARKET VALUE		74,825
SOH/AGL Deduction		49,072
ASSESSED VALUE		25,753
TOTAL EXEMPTION VALUE	HX HB WX	25,753
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		90,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27499	ADDN SFR	246	11/24/2008
8740	M H	125	08/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0828	7/15/2012	QC	U	I	11	100
GRANTOR: LUCY & ESTHER WILLIAM						
GRANTEE: PEGGY & LANCE HOLLI						
1142/1109	4/17/2007	WD	Q	I	01	100
GRANTOR: LUCY MIRIAM WILLIAMS						
GRANTEE: LUCY & ESTHER WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N10 W16 S10 E16$ W38 S28 E17 FOP= S10 E20 N10 W20$ E31 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	24	240.00	UT	10.00	10.00	25	2012	2012	3	25	600	
5	0040	BARN,POLE	0	100	20	24	480.00	UT	2.50	2.50	25	2012	2012	3	25	300	
6	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	40	2012	2012	3	40	504	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,404

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	1.56	AC		1.00	1.00	1.00	227.00	227.00	354							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.56	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,600							

REVIEW DATE 07/08/2015 BY TW Total Acres: 3.56 Total Land Value: 20,354 Market: 15,600 Agricultural: 354 Common: 20,000 PRINTED 11/19/2025 BY SYS