BEG SE COR OF SEC, RUN W
1299.14 FT TO E R/W FRY RD,
RUN N ALONG R/W 665.7 FT, E

COTHRAN MICHAEL DAYTON/COTHRAN DEBORAH DANESE
2613 SW FRY AVE
FORT WHITE, FL 32038

2026

15-7S-16-04226-117

BUILDING CHARACTERISTICS

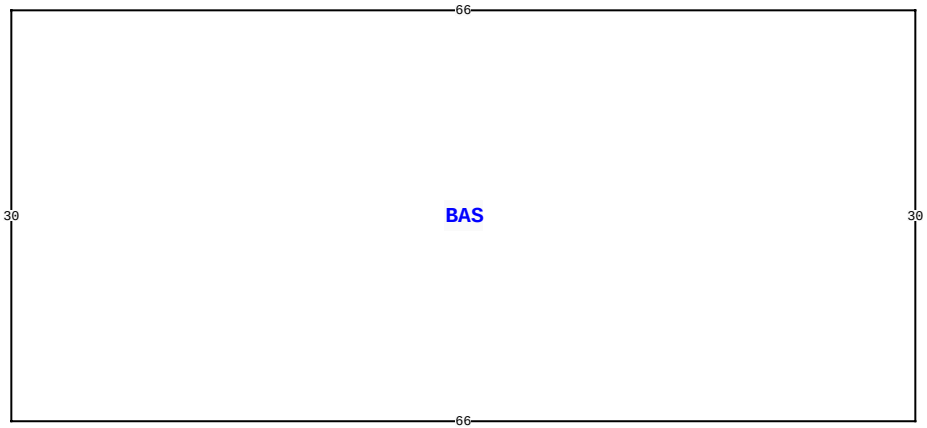
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition		N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	109,434
TOTALS	1,980			1,980	109,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	106.9000	100.49	198,970	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1980 HX Base Yr 2015



2613 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,434
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		100,250
TOTAL MARKET VALUE		132,924
SOH/AGL Deduction		60,699
ASSESSED VALUE		72,225
TOTAL EXEMPTION VALUE	HX HB VX	52,225
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		217,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,884

SALE:1:1: 20.05 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30007	M H	375	03/16/2012
22112	M H	250	07/21/2004
12740	M H	125	07/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2134	3/28/2014	WD	U	I	18	75,500
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: MICHAEL DAYTON & DE						
1270/0261	10/01/2013	WD	U	I	12	0
GRANTOR: BANK OF AMERICA						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	2.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,250							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	90,000							

REVIEW DATE 12/18/2012 BY DF Total Acres: 20.05 Total Land Value: 15,290 Market: 90,000 Agricultural: 5,040 Common: 10,250 PRINTED 11/06/2025 BY SYS