COMM SE COR OF NW1/4 OF SE1/4,
RUN W 17.8 FT TO W R/W FRY RD,
N 662.68 FT FOR POB, CONT N

EVERETT MITCHELL GARY/MENDOZA MICHAEL
2188 SW FRY AVE
FORT WHITE, FL 32038-2710

2026

15-7S-16-04226-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

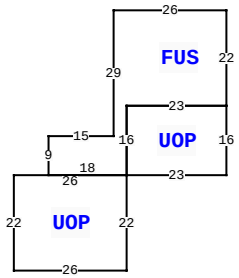
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

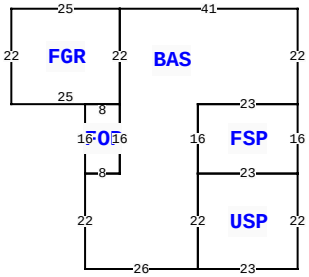
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	223,601
FGR	550	55		302	38,325
FOP	128	30		38	4,822
FSP	368	40		147	18,654
FUS	755	100		755	95,811
UOP	368	20		74	9,390
UOP	572	20		114	14,467
USP	506	35		177	22,462
TOTALS	5,009			3,369	427,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	126.5996	141.79	477,691	2018	2018	0	0	0	10.50	89.50

2 SINGLE FAM 100% - 2019 Heated Area: 2517 HX Base Yr 2019





2188 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		427,533
TOTAL MARKET OB/XF VALUE		35,779
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		485,876
SOH/AGL Deduction		212,998
ASSESSED VALUE		272,878
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		217,156
TOTAL JUST VALUE		558,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,573

BLDG:1:1: PION MH

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047117	Storage Building	30,000	05/02/2023
35565	SFR	1,448	07/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0623	3/20/2015	WD	U	I	11	0
GRANTOR: JANICE M & ALVIN LEON						
GRANTEE: MITCHELL G EVERETT						
1291/1486	3/20/2015	WD	Q	I	01	49,000
GRANTOR: JANICE M & ALVIN LEON						
GRANTEE: MITCHELL G EVERETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FGR= W25 S22 E25 N22$ S22 FOP= W8 S16 E8 N16$ S16 W8 S22 E26 USP= E23 N22 W23 S22$ N22 FSP= E23 N16 W23 S16$ N16 E23 N22$ PTR= N30 UOP= N22 UOP= E23 N16 W23 S16$ FUS= N16 E23 N22 W26 S29 W15 S9 E18$ W26 S22 E26$ S30$.

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	0030	BARN,MT	0	0	20	30	1.00	UT	8,500.00	8,500.00	100	2010	2010	3	100	8,500	
2	0166	CONC,PAVMT	0	100	0	0	2,124.00	UT	2.25	2.25	100	2018	2018	3	100	4,779	
3	0030	BARN,MT	0	100	30	50	1.00	UT	22,500.00	22,500.00	100	2024	2023		100	22,500	

LAND DESCRIPTION

TOTAL OB/XF 35,779

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	445.00	445.00	3,564							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,095							

REVIEW DATE 08/21/2023 BY JB Total Acres: 10.01 Total Land Value: 22,564 Market: 76,095 Agricultural: 3,564 Common: 19,000 PRINTED 11/07/2025 BY SYS