N1/2 OF THE FOLLOWING DESCRIBED
COMM SE COR OF NW1/4 OF SE1/4, R
TO R/W OF FRY RD FOR POB, CONT W

REEVES CATHY ANN/REEVES JACKSON M
2366 SW FRY AVE
FORT WHITE, FL 32038

2026

15-7S-16-04226-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 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	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

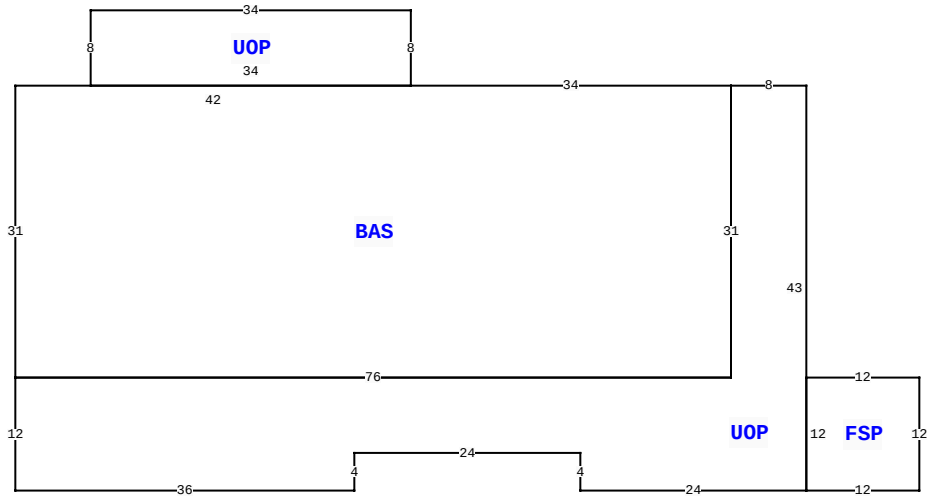
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	186,670
FSP	144	40		58	4,595
UOP	272	25		68	5,388
UOP	1,160	25		290	22,977
TOTALS	3,932			2,772	219,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,772	113.9000	107.07	296,798	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 100% - 2015 Heated Area: 2356 HX Base Yr 2015



2366 SW FRY AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,631
TOTAL MARKET OB/XF VALUE		25,908
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		290,629
SOH/AGL Deduction		107,536
ASSESSED VALUE		183,093
TOTAL EXEMPTION VALUE	13 HX HB	183,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051764	Roof Replacement	13,600	12/10/2024
000044354	Electrical Servic	0	05/05/2022
000044234	Screen Enclosure	10,080	04/21/2022
000043241	Remodel	101,000	11/23/2021
31201	M H	491	06/26/2013
31202	M H	491	06/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2241	12/11/2020	WD	U	I	30	100
GRANTOR: REEVES CATHY A						
GRANTEE: REEVES JACKSON M						
1255/2565	6/04/2013	WD	Q	I	01	65,000
GRANTOR: JOYCE E GRAY						
GRANTEE: CATHY ANN REEVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N8 W34 S8 E34$ W42 S31 UOP= S12 E36 N4 E24 S4 E24 FSP= E12 N12 W12 S12$ N43 W8 S31 W76$ E76 N31$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	9.00	9.00	100	2013	2013	3	100	1,080	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2013	2013	3	100	900	
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	16	160.00	UT	9.00	9.00	100	2013	2013	3	100	1,440	
5	0294	SHED WOOD/	0	100	11	24	264.00	UT	9.00	9.00	100	2013	2013	3	100	2,376	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
7	0294	SHED WOOD/	0	100	14	32	448.00	UT	9.00	9.00	100	2021	2020		100	4,032	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
9	0264	PRCH,FSP	0	100	11	14	154.00	UT	20.00	20.00	100	2023	2022		100	3,080	

LAND DESCRIPTION

TOTAL OB/XF 25,908

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	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 12/26/2024 BY JS Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/07/2025 BY SYS