COMM 4474.69 FT W OF NE COR OF
SEC AT RW OF ACL RR, RUN SW
ALONG RW 229.11 FT, E 820.30

FRISTENSKY JOHN/FRISTENSKY EDNA
P O BOX 294
FORT WHITE, FL 32038-0294

2026

17-6S-16-03842-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17616.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

345 SW LAREDO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	18,300
SOH/AGL Deduction	5,440
ASSESSED VALUE	12,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,860
TOTAL JUST VALUE	18,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,300

XFOB:1:1: NEW MOON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0546/0464	9/01/1984	WD	Q	I	01	6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2022	1974		100	500	
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 8,300

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 12/03/2021 BY JB Total Acres: 1.03 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/19/2025 BY SYS