SW1/4 OF SE1/4 OF NE1/4 ORB
725-430, QD 1035-1628, QC 1048
-1201, QC 1052-202, CT 1300-

SUMMERLIN CASSIDY
3073 SW FRY AVE
FT WHITE, FL 32038

**2026**

**22-7S-16-04282-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

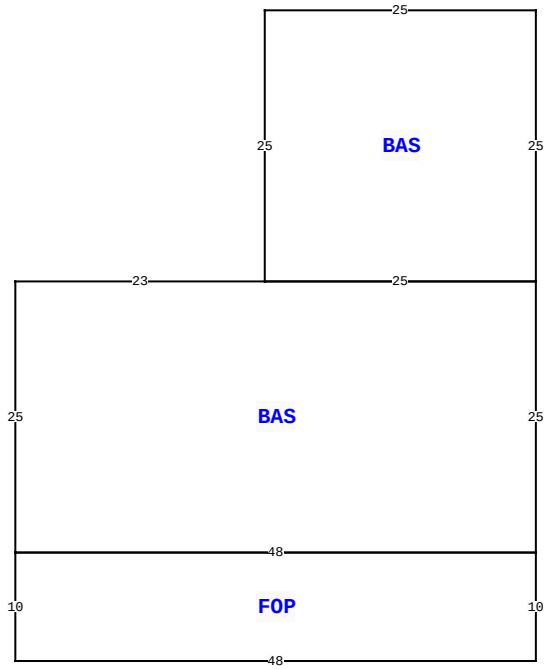
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 22716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 625 | 100 | | 625 | 46,341 |
| BAS | 1,200 | 100 | | 1,200 | 88,975 |
| FOP | 480 | 30 | | 144 | 10,677 |
| TOTALS | 2,305 | | | 1,969 | 145,993 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,969 | 101.8500 | 114.07 | 224,604 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1825 HX Base Yr 2019




2995 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 | | 145,993 |
| TOTAL MARKET OB/XF VALUE | | 3,300 |
| TOTAL LAND VALUE - MARKET | | 95,855 |
| TOTAL MARKET VALUE | | 245,148 |
| SOH/AGL Deduction | | 97,360 |
| ASSESSED VALUE | | 147,788 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 97,066 |
| TOTAL JUST VALUE | | 245,148 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23069 | M H | 340 | 05/26/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1355/0168 | 3/06/2018 | WD | U | I | 12 | 106,800 |
| GRANTOR: REAL ESTATE GROWTH FU | | | | | | |
| GRANTEE: CASSIDY SUMMERLIN | | | | | | |
| 1341/0586 | 5/25/2017 | WD | U | I | 12 | 49,000 |
| GRANTOR: WELLS FARGO BANK, NA | | | | | | |
| GRANTEE: REAL ESTATE GROWTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 S25 FOP= S10 E48 N10 W48$ E48 N25 BAS= N25 W25 S25 E25$ W25$.

## 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 | 2018 | 2018 | 3 | 100 | 300 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,300

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 9.09 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 86,355 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |

REVIEW DATE 02/13/2019 BY DF Total Acres: 10.09 Total Land Value: 95,855 Market: 0 Agricultural: 0 Common: 95,855 PRINTED 11/07/2025 BY SYS