ONE ACRE SQUARE IN SW COR OF NW1
NE1/4.

BLANTON MELISSA
2989 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04282-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

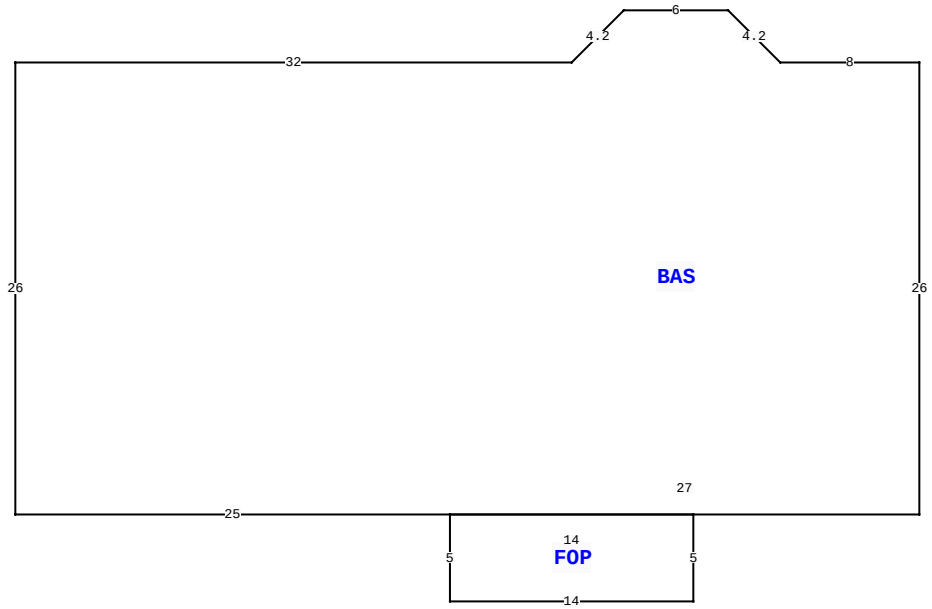
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,379	100		1,379	144,114
FOP	70	30		21	2,194
TOTALS	1,449			1,400	146,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	115.2000	129.02	180,628	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1379 HX Base Yr 2007



2989 SW FRY Ave, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,309
TOTAL MARKET OB/XF VALUE		2,280
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		162,589
SOH/AGL Deduction		59,316
ASSESSED VALUE		103,273
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		47,551
TOTAL JUST VALUE		162,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23650	SFR	409	09/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1044/2710	3/03/2005	WD	Q	V	06	100

GRANTOR: GAY
GRANTEE: BLANTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 U3 L3 W6 L3 D3 W32 S26 E25 FOP= S5 E14 N5 W14$ E27 N26$.

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	100	12	16	192.00	UT	7.50	7.50	75	2006	2006	3	75	1,080	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/13/2019 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/07/2025 BY SYS