COMM AT NW COR OF SE1/4 OF NE1/4
FT FOR POB CONT S 208.50 FT, E 4
208.50 FT, W 478.08 FT TO POB AK

MARTIN KYLE D
2957 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04282-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

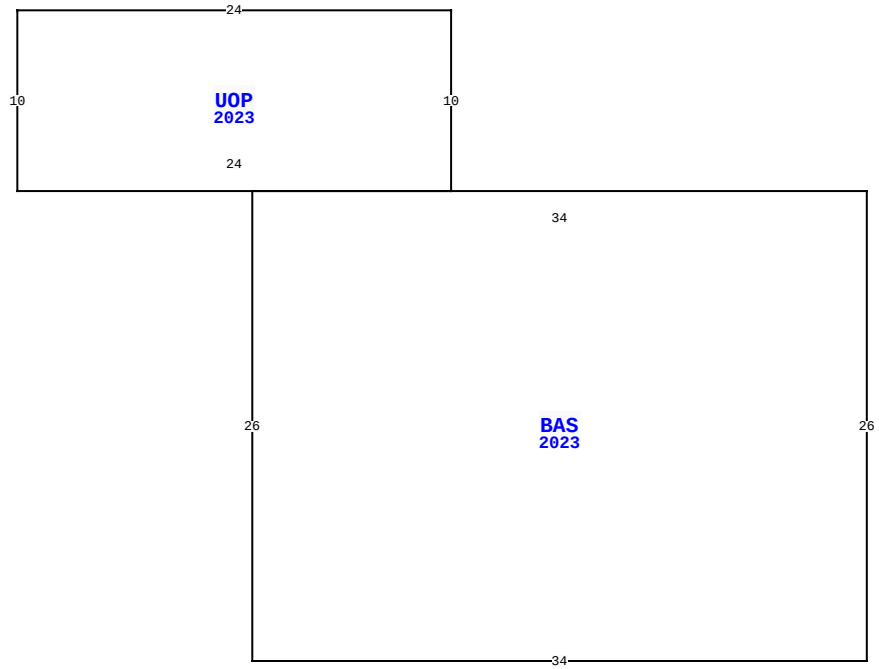
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
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	884	100	2023	884	32,830
UOP	240	25	2023	60	2,228
TOTALS	1,124			944	35,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	02	944	107.8250	45.29	42,754	2008	2008	0	0	0	18.00	82.00

1 MANUF LGHT 100% - 2023 Heated Area: 884 HX Base Yr 2023



2957 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		35,058
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		29,680
TOTAL MARKET VALUE		72,538
SOH/AGL Deduction		7,043
ASSESSED VALUE		65,495
TOTAL EXEMPTION VALUE	HX HB DX	45,495
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		72,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1746	8/11/2015	QC	U	V	11	100

GRANTOR: BETTY & HERBERT GAY

GRANTEE: KYLE D MARTIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,18] E34 S26 W34 N26 $
UOP=[YR=2023;ORIG=6,8] E24 S10 W24 N10 $
.

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	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	2.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,680							

REVIEW DATE 12/14/2022 BY TW Total Acres: 2.12 Total Land Value: 29,680 Market: 0 Agricultural: 0 Common: 29,680 PRINTED 11/07/2025 BY SYS