N1/2 OF NW1/4 OF NE1/4 OF
NE1/4. ORB 838-286,
852-2052, 866-256, 894-1839,

LINDSEY KATHERINE R
2667 SW FRY AVE
FT WHITE, FL 32038

2026

22-7S-16-04283-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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

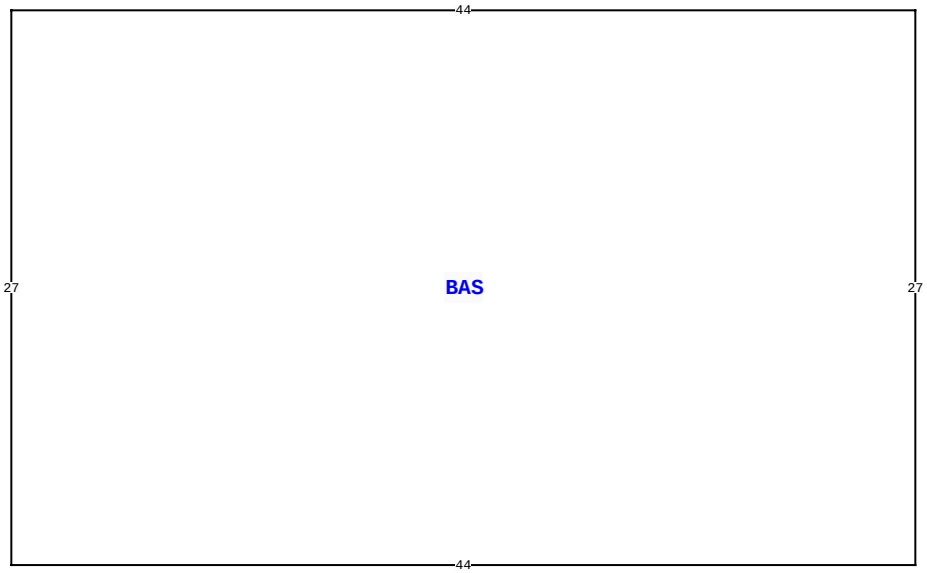
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	94,127
TOTALS	1,188			1,188	94,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2014	2013	0	0	0	26.00	74.00

2 MANUF 1 0% - 2025 Heated Area: 1188 HX Base Yr



2667 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	94,127
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	152,927
SOH/AGL Deduction	0
ASSESSED VALUE	152,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,927
TOTAL JUST VALUE	152,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31451	M H	398	09/13/2013
12475	M H	125	05/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0869	7/19/2013	WD	Q	V	03	55,000
GRANTOR: CHARLES T MATTHEWS						
GRANTEE: KATHERINE R LINDSEY						
1104/1159	12/08/2006	WD	Q	V	01	100
GRANTOR: C HAMPTON						
GRANTEE: CHARLES T MATTHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	2015	2015	3	100	1,800	
2	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 8,800

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/08/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS