BEG SW COR OF NE1/4 OF NE1/4,
RUN E 500 FT, N 330 FT, W 500
FT, S 330 FT TO POB. 850-

MARTIN ALAN D/MARTIN SANDRA E
2825 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04283-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

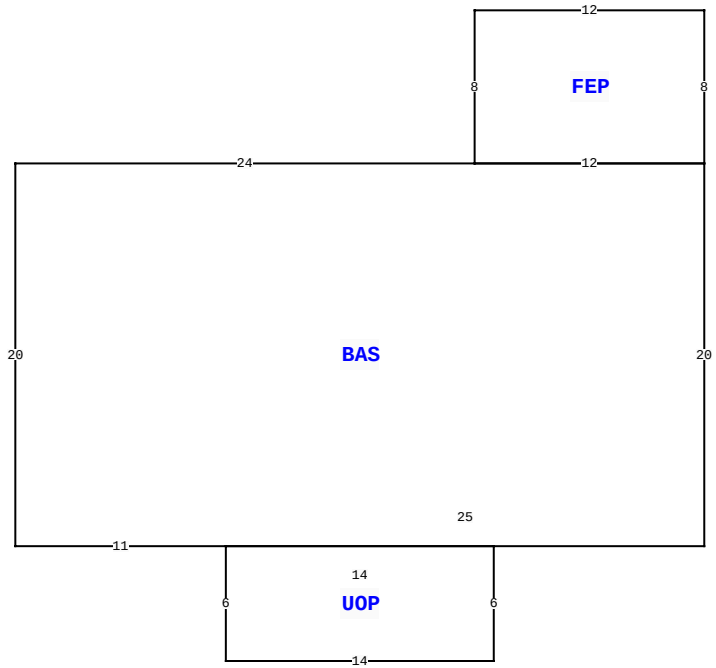
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	720	100		720	55,004
FEP	96	80		77	5,883
UOP	84	20		17	1,299
TOTALS	900			814	62,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	814	104.9400	117.53	95,669	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 720 HX Base Yr 2018



2825 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		62,185
TOTAL MARKET OB/XF VALUE		14,178
TOTAL LAND VALUE - MARKET		37,900
TOTAL MARKET VALUE		114,263
SOH/AGL Deduction		35,004
ASSESSED VALUE		79,259
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,537
TOTAL JUST VALUE		114,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15948	M H	125	08/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2325	6/25/2018	WD	U	I	30	100
GRANTOR: SANDRA E MARTIN & BET						
GRANTEE: ALAN D & SANDRA E M						
1330/0215	1/30/2017	WD	Q	I	01	60,000
GRANTOR: MICHAEL P SIZEMORE						
GRANTEE: SANDRA E MARTIN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 E11 UOP= S6 E14N6 W14$ E25 N20 FEP= N8 W12 S8 E12$ W12$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0166	CONC,PAVMT	0	100	12	12	144.00	UT	2.00	2.00	100	1993	1993	3	100	288	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 14,178

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	2.79	AC		1.00	1.00	1.00	10,000.00	10,000.00	27,900							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 02/13/2019 BY RP Total Acres: 3.79 Total Land Value: 37,900 Market: 0 Agricultural: 0 Common: 37,900 PRINTED 11/07/2025 BY SYS