SW1/4 OF NE1/4 EX RD R/W & EX A
DESC IN ORB 917-1094 & EX 5.01 A
1434-534.

YATES CAROLYN RENEE BAILEY
2932 SW FRY AVE
FORT WHITE, FL 32038

2025

22-7S-16-04292-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

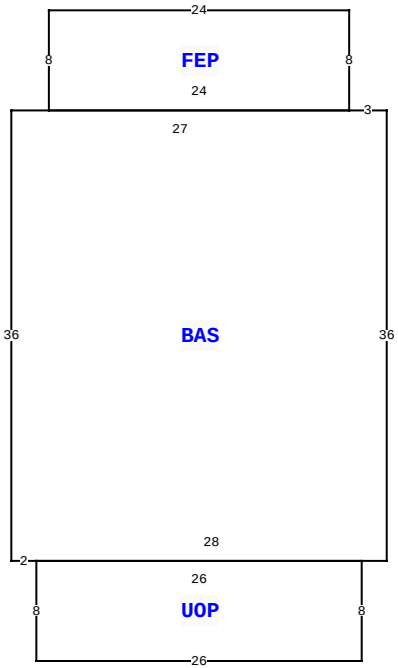
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
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	1,080	100		1,080	82,633
FEP	192	80		154	11,783
UOP	208	20		42	3,214
TOTALS	1,480			1,276	97,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	105.1000	117.71	150,198	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1080 HX Base Yr 2023



2932 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		97,629
TOTAL MARKET OB/XF VALUE		8,724
TOTAL LAND VALUE - MARKET		124,950
TOTAL MARKET VALUE		122,806
SOH/AGL Deduction		8,872
ASSESSED VALUE		113,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,212
TOTAL JUST VALUE		231,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19075	M H	125	12/26/2001
17640	M H	125	11/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1894	9/05/2020	QC	U	I	14	100
GRANTOR: GERALD D BAILEY SUCC						
GRANTEE: CAROLYN RENEE BAILE						
1178/1728	8/10/2009	PB	U	V	11	100
GRANTOR: ESTATE OF JAMES C BAI						
GRANTEE: ROBERT W BAILEY AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N8 W24 S8 E24$ W27 S36 E2 UOP= S8 E26 N8 W26$ E28 N36$.

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	16	44	704.00	UT	12.00	12.00	50	2009	2009	3	50	4,224	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,724

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	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	6200	A	PASTURE 3	100					7.50	AC		1.00	1.00	1.00	280.00	280.00	2,100							
3	5600	A	TIMBER 3	100					15.49	AC		1.00	1.00	1.00	281.00	281.00	4,353							
4	9910	M	MKT.VAL.AG	100					22.99	AC		1.00	1.00	1.00	5,000.00	5,000.00	114,950							

REVIEW DATE 04/15/2021 BY JB Total Acres: 24.99 Total Land Value: 16,453 Market: 114,950 Agricultural: 6,453 Common: 10,000 PRINTED 06/06/2025 BY SYS