COMM NW COR OF NE1/4 OF SE1/4, R
TO E R/W OF A CO RD, CONT E 277.
CONT E 157.25 FT, S 466.70 FT, W

MOSER DIANA M
3205 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04292-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

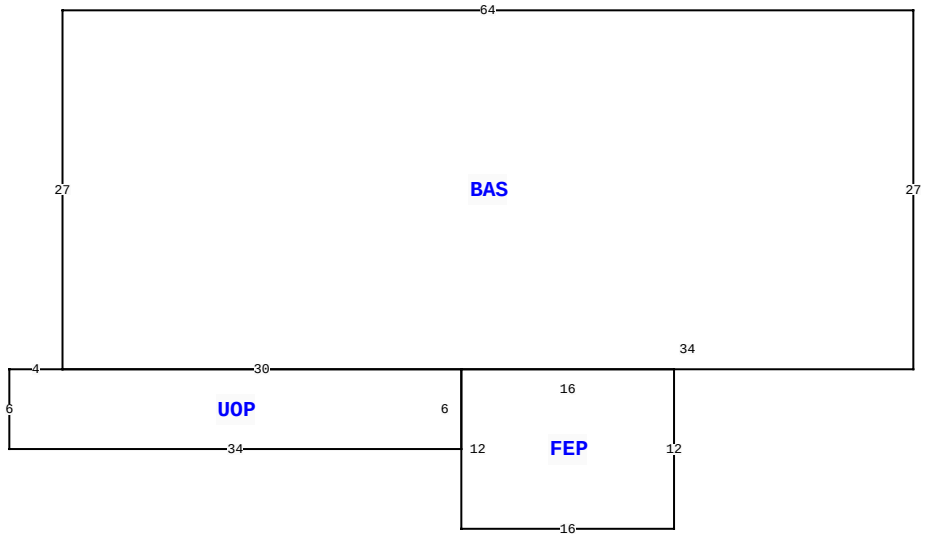
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,728	100		1,728	105,333
FEP	192	85		163	9,936
UOP	204	25		51	3,109
TOTALS	2,124			1,942	118,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,942	117.9000	110.83	215,232	1990	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1728 HX Base Yr 2009



3205 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		118,378
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		25,620
TOTAL MARKET VALUE		151,598
SOH/AGL Deduction		89,768
ASSESSED VALUE		61,830
TOTAL EXEMPTION VALUE	HX HB WX	41,830
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		151,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,598

XFOB:2:1: HORT MH

SALE:1:1: INC WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25922	REMODEL	130	06/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0187	8/12/2005	WD	Q	I		85,000
GRANTOR: ROBERTA DYSON						
GRANTEE: DIANA M MOSER						
1022/2848	8/03/2004	WD	Q	I	06	64,000
GRANTOR: ANGELA LIEDTKE (NKA A						
GRANTEE: ROBERTA DYSON (MOTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 UOP= W4 S6 E34 N6 W30$ E30 FEP= S12 E16 N12 W16$ E34 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	1.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,620							

REVIEW DATE 07/08/2015 BY DF Total Acres: 1.83 Total Land Value: 25,620 Market: 0 Agricultural: 0 Common: 25,620 PRINTED 11/21/2025 BY SYS