COMM NW COR OF NE1/4 OF SE1/4, R
E R/W OF A CO RD FOR POB, CONT E
S 467.56 FT, W 250.01 FT TO E R/

BOLAND MONICA/BOLAND CORBIN
3199 SW FRY AVE
FORT WHITE, FL 32038

**2026**

**22-7S-16-04292-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

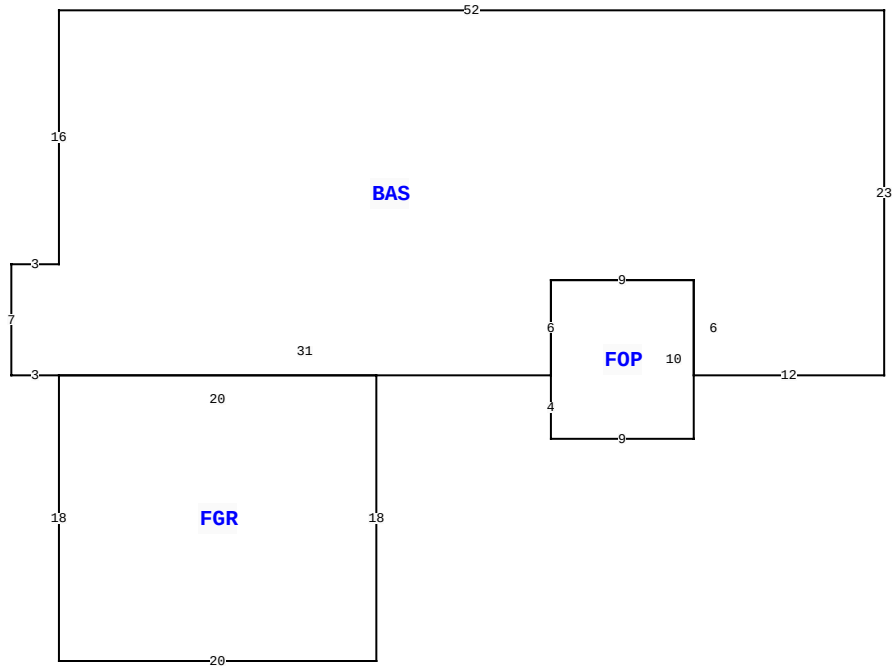
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| 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 | 1,163 | 100 | | 1,163 | 124,571 |
| FGR | 360 | 55 | | 198 | 21,208 |
| FOP | 90 | 30 | | 27 | 2,892 |
| TOTALS | 1,613 | | | 1,388 | 148,671 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,388 | 119.5440 | 133.89 | 185,839 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 1163 HX Base Yr 2014




3199 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 | | 148,671 |
| TOTAL MARKET OB/XF VALUE | | 1,016 |
| TOTAL LAND VALUE - MARKET | | 39,620 |
| TOTAL MARKET VALUE | | 189,307 |
| SOH/AGL Deduction | | 64,923 |
| ASSESSED VALUE | | 124,384 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 73,662 |
| TOTAL JUST VALUE | | 189,307 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1249/2794 | 2/14/2013 | QC | U | I | 11 | 100 |
| GRANTOR: ANGELA LYNN DYSON (SI | | | | | | |
| GRANTEE: MONICA & CORBIN BOL | | | | | | |
| 1249/2790 | 2/14/2013 | WD | Q | I | 01 | 118,000 |
| GRANTOR: KELLY ANN MONGE TRUST | | | | | | |
| GRANTEE: MONICA & CORBIN BOL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S16 W3 S7 E3 FGR= S18 E20 N18 W20$ E31 FOP= S4 E9 N10 W9 S6$ N6 E9 S6 E12 N23$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 308.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 616 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,016

| 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 | | | 0.00 | 0.00 | 2.83 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 39,620 | | | | | | | |

REVIEW DATE 07/08/2015 BY DF Total Acres: 2.83 Total Land Value: 39,620 Market: 0 Agricultural: 0 Common: 39,620 PRINTED 11/21/2025 BY SYS