COMM SW COR OF NE1/4 OF SE1/4, R
TO N R/W CR-138, E ALONG R/W 32
FRIER RD FOR POB, RUN N 815.90 F

JEFFCOAT JESSE E/CAREY TELSKA N E
3261 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04294-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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
Quality	05	05

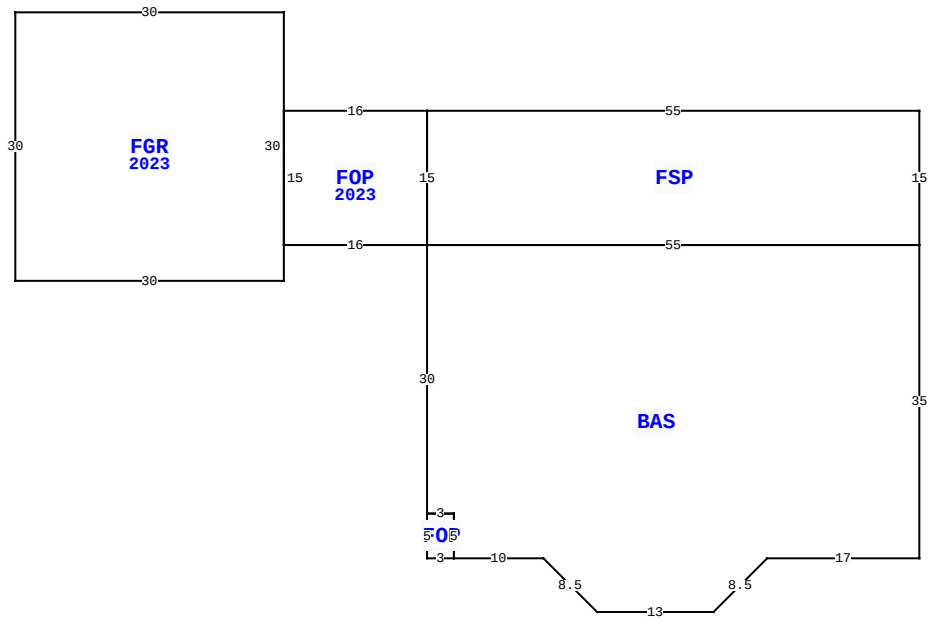
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100		2,024	208,373
FGR	900	55	2023	495	50,961
FOP	15	30		4	412
FOP	240	30	2023	72	7,413
FSP	825	40		330	33,974
TOTALS	4,004			2,925	301,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	112.1000	125.55	367,234	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2015 Heated Area: 2024 HX Base Yr 2015



3261 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		301,132
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		80,655
TOTAL MARKET VALUE		384,087
SOH/AGL Deduction		122,985
ASSESSED VALUE		261,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,380
TOTAL JUST VALUE		384,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042091	Roof Replacement	27,000	06/07/2021
40744	ADDN SFR	0	10/20/2020
25097	SFR	613	10/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/0691	11/10/2012	WD	U	I	11	0
GRANTOR: RANDOLPH BLAINE RADZI						
GRANTEE: JESSE E JEFFCOAT &						
1233/0265	4/11/2012	WD	U	I	38	157,000
GRANTOR: MARTHA J HARPER (A/K/						
GRANTEE: JESSE E JEFFCOAT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N35 W55 S30 E3 S5 E10 D6R6 E13 U6R6 E17 $
FSP=[ORIG=0,-35] N15 W55 S15 E55 $
FOP=[YR=2023;ORIG=-71,-50] E16 S15 W16 N15 $
FOP=[ORIG=-55,-5] S5 E3 N5 W3 $
FGR=[YR=2023;ORIG=-101,-61] E30 S30 W30 N30 $
.

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	0020	BARN,FR	0	100	0	0	1.00	UT	4,000.00	4,000.00	50	2000	2000	3	50	2,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.49	AC		1.00	1.00	1.00	9,500.00	9,500.00	71,155							

REVIEW DATE 11/02/2022 BY TW Total Acres: 8.49 Total Land Value: 80,655 Market: 0 Agricultural: 0 Common: 80,655 PRINTED 11/21/2025 BY SYS