BEG NE COR OF NE1/4 OF SE1/4, RU
W 420 FT, S 210 FT, W 905.18 FT,
FT, E 1324.98 FT TO POB.

FRITZ RUSSELL C
PO BOX 286
FORT WHITE, FL 32038

2026

25-6S-16-03938-000

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	08	SHT VINYL 100
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

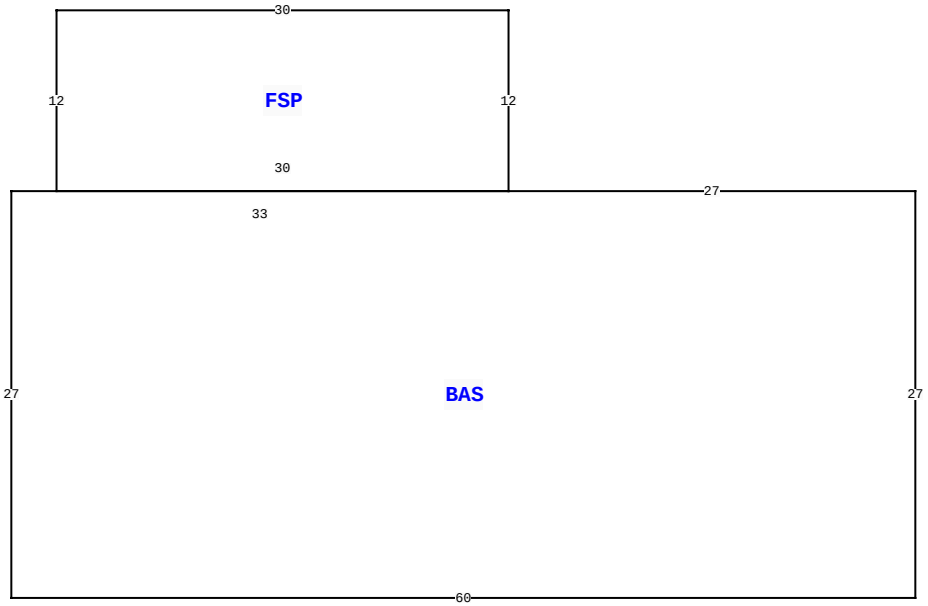
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,490
FSP	360	40		144	4,044
TOTALS	1,980			1,764	49,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	117.0000	70.20	123,833	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr



185 SW LAZY ACRES CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,533
TOTAL MARKET OB/XF VALUE	52,715
TOTAL LAND VALUE - MARKET	105,805
TOTAL MARKET VALUE	113,962
SOH/AGL Deduction	0
ASSESSED VALUE	113,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,962
TOTAL JUST VALUE	208,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38118	M H	325	05/15/2019
29941	M H	560	01/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0915	7/10/2017	WD	U	I	11	100
GRANTOR: RUSSELL C & LOIS G FR						
GRANTEE: RUSSELL C & LOIS G						
0526/0271	12/01/1983	WD	Q	V	01	24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N12 W30 S12 E30$ W33 S27 E60 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	0020	BARN,FR	0	0	30	32	960.00	UT	5.44	5.44	40	0	0	3	40	2,089	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	5.50	5.50	100	2010	2010	3	100	935	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	0	12	24	288.00	UT	7.00	7.00	70	2010	2010	3	70	1,411	
9	0252	LEAN-TO W/	0	0	10	30	300.00	UT	1.50	1.50	100	2010	2010	3	100	450	
10	0060	CARPORT F	0	0	20	20	400.00	UT	3.50	3.50	60	2010	2010	3	60	840	

TOTAL OB/XF 23,025

LAND DESCRIPTION

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	281.00	281.00	8,214							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	3,500.00	3,500.00	102,305							

REVIEW DATE 07/02/2019 BY RP Total Acres: 30.23 Total Land Value: 11,714 Market: 102,305 Agricultural: 8,214 Common: 3,500 PRINTED 10/07/2025 BY SYS

BEG NE COR OF NE1/4 OF SE1/4, RU
W 420 FT, S 210 FT, W 905.18 FT,
FT, E 1324.98 FT TO POB.

FRITZ RUSSELL C
PO BOX 286
FORT WHITE, FL 32038

2026

25-6S-16-03938-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	0	44	37	1,628.00	UT	11.00	11.00	50	2010	2010	3	50	8,954	
12	0031	BARN,MT AE	0	0	48	48	2,304.00	UT	9.00	9.00	100	2010	2010	3	100	20,736	

LAND DESCRIPTION

TOTAL OB/XF 29,690

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

REVIEW DATE 07/02/2019 BY RP Total Acres: 30.23 Total Land Value: 11,714 Market: 102,305 Agricultural: 8,214 Common: 3,500 PRINTED 10/07/2025 BY SYS