GOV'T LOTS 1 & 7.
1015-65, WD 1267-1586, DC 1414
-946,947, TR 1414-1466, WD

FROWICK PROPERTIES 2 LLC
7722 STILL LAKE DRIVE
ODESSA, FL 33556

2026

28-7S-16-04342-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

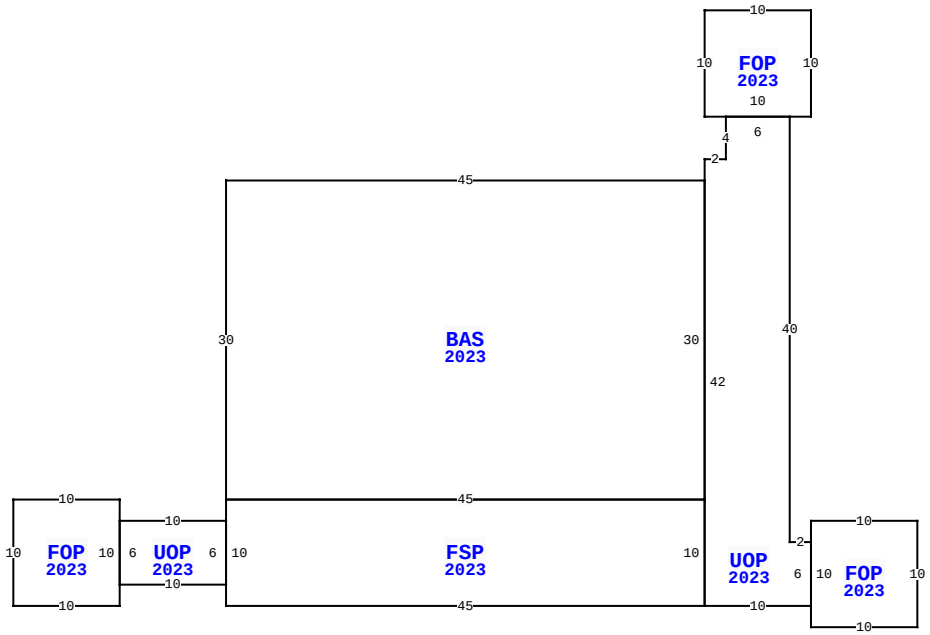
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 28716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2023	1,350	195,208
FOP	100	30	2023	30	4,338
FOP	100	30	2023	30	4,338
FOP	100	30	2023	30	4,338
FSP	450	40	2023	180	26,028
UOP	60	20	2023	12	1,735
UOP	372	20	2023	74	10,700
TOTALS	2,532			1,706	246,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,706	133.1000	149.07	254,313	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1350 HX Base Yr



1091 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,684
TOTAL MARKET OB/XF VALUE	13,960
TOTAL LAND VALUE - MARKET	379,200
TOTAL MARKET VALUE	639,844
SOH/AGL Deduction	0
ASSESSED VALUE	639,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	639,844
TOTAL JUST VALUE	639,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,387

PRCL:0:2: 11/14 COA PER KIM DAVIS BY PH.
SALE:1:1: PERSONAL REP DEED $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049584	Additions	90,000	04/10/2024
000041736	New Residential C	400,000	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2544	7/23/2020	WD	U	V	30	100
GRANTOR: DONALD E & WANDA K FR						
GRANTEE: FROWICK PROPERTIES						
1414/1466	6/29/2020	WD	Q	V	01	750,000
GRANTOR: H MATTISON BARR & KIM						
GRANTEE: DONALD E & WANDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] W45 S30 E45 N30 $
FSP=[YR=2023;ORIG=-35,40] E45 S10 W45 N10 $
UOP=[YR=2023;ORIG=18,4] W6 S4 W2 S42 E10 N6 W2 N40 $
FOP=[YR=2023;ORIG=20,42] E10 S10 W10 N10 $
FOP=[YR=2023;ORIG=10,-6] E10 S10 W10 N10 $
FOP=[YR=2023;ORIG=-55,40] E10 S10 W10 N10 $
UOP=[YR=2023;ORIG=-45,42] E10 S6 W10 N6 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	3,600.00	UT	1.60	1.60	100	2023	2022		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 13,960

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	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	0.45	9,000.00	4,050.00	324,000							
2	9600	C	WASTELAND	0		A-1	0.00	0.00	92.00	AC		1.00	1.00	1.00	600.00	600.00	55,200							

REVIEW DATE 12/29/2022 BY HC Total Acres: 172.00 Total Land Value: 379,200 Market: 0 Agricultural: 0 Common: 379,200 PRINTED 11/19/2025 BY SYS