COMM SE COR OF NE1/4 OF SE1/4, R
TO N R/W OF US-27, NW 978.85 FT,
FOR POB, CONT NE 208.71 FT, NW 1

FRALICK CAROLYN
P O BOX 1013
FORT WHITE, FL 32038

2026

29-6S-16-03969-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

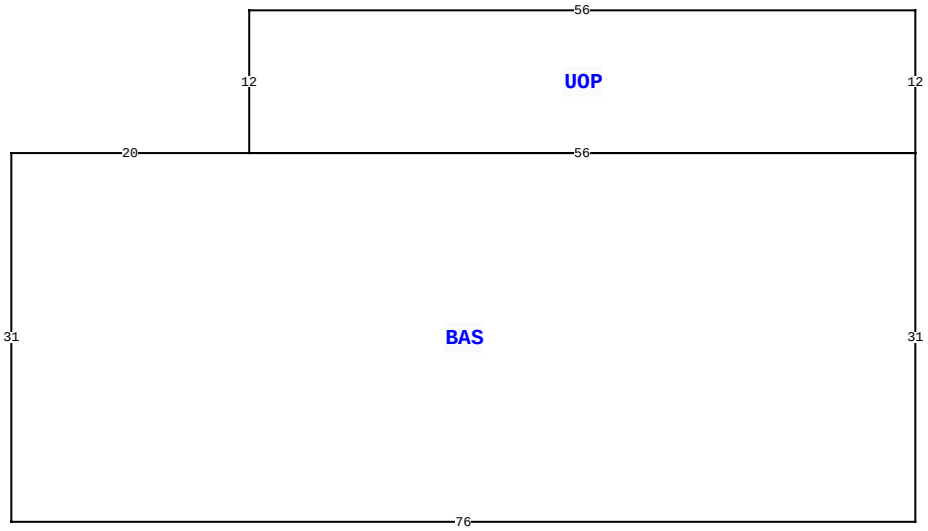
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	74,581
UOP	672	25		168	5,318
TOTALS	3,028			2,524	79,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,524	103.4550	62.07	156,665	2006	2006	0	0	0	49.00	51.00

3 MOBILE HME 100% - 0 Heated Area: 2356 HX Base Yr



167 SW FRALICK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,899
TOTAL MARKET OB/XF VALUE		19,684
TOTAL LAND VALUE - MARKET		19,580
TOTAL MARKET VALUE		119,163
SOH/AGL Deduction		19,992
ASSESSED VALUE		99,171
TOTAL EXEMPTION VALUE	HX HB SX WX	99,171
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,863

XFOB:1:1: BOWEN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24202	M H	275	03/08/2006
8561	M H	125	07/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1660	7/10/2021	LE	U	I	14	100

GRANTOR: FRALICK CAROLYN
GRANTEE: FRALICK SAVANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S31 E76 N31 UOP= N12 W56 S12 E56$ W56$.

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	0294	SHED WOOD/	0	100	12	21	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0070	CARPORT UF	0	100	21	23	483.00	UT	3.00	3.00	70	1993	1993	3	70	1,014	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100	1993	1993	3	100	720	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,750	

TOTAL OB/XF 19,684

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	100		A-1	0.00	0.00	3.56	AC		1.00	1.00	1.00	5,500.00	5,500.00	19,580							

REVIEW DATE 06/11/2015 BY TW Total Acres: 3.56 Total Land Value: 19,580 Market: 0 Agricultural: 0 Common: 19,580 PRINTED 11/18/2025 BY SYS