LOT 3 FRY ACRES S/D.
785-445, 854-1824 1825, 868-1127

FGM REAL ESTATE IVESTOR LLC
49405 HIGHWAY 111, STE 9-228
LA QUINTA, CA 92253

2026

31-6S-16-04009-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

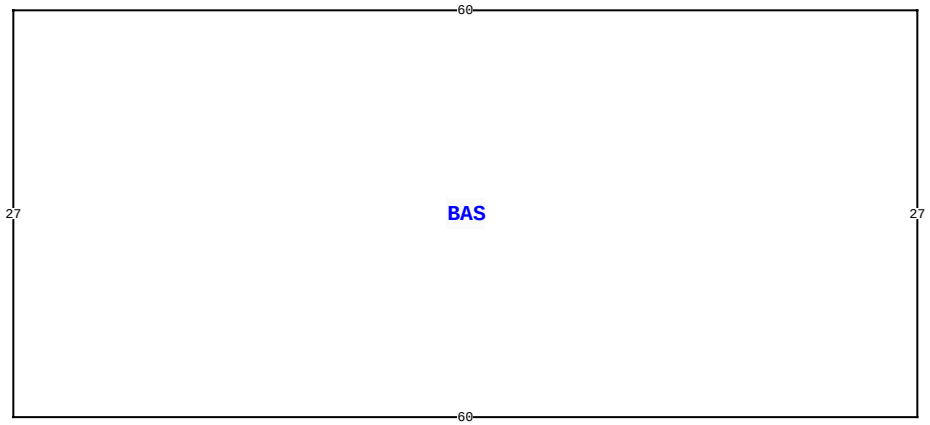
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,323
TOTALS	1,620			1,620	44,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	114.0000	68.40	110,808	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1620 HX Base Yr



2793 SW WILSON SPRINGS RD, 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	44,323
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	69,623
SOH/AGL Deduction	0
ASSESSED VALUE	69,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,623
TOTAL JUST VALUE	69,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045774	Roof Replacement	7,408	10/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2044	1/31/2023	QC	U	I	11	100
GRANTOR: PEES RUSSELL WAYNE						
GRANTEE: FGM REAL ESTATE IVE						
1093/1809	8/22/2006	WD	Q	I		82,000
GRANTOR: STALNAKER & OWEN						
GRANTEE: RUSSELL WAYNE PEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0200	C	MBL HM	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							

REVIEW DATE 12/14/2022 BY JS Total Acres: 2.11 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/17/2025 BY SYS