LOT 4 FORT WHITE HEIGHTS REPLAT.
727-693, 977-119, QC 1003-1393,

FRAZZETTO WILLIAM/FRAZZETTO CHERYL
167 SW DEPOT WAY
FORT WHITE, FL 32038

2026

34-6S-16-04059-404

BUILDING CHARACTERISTICS

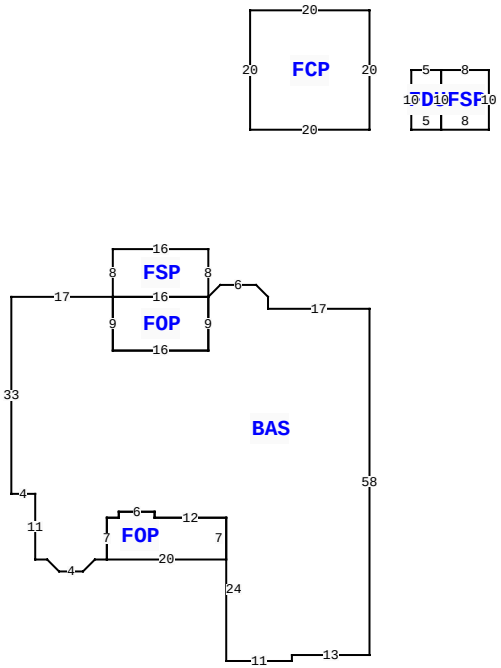
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,695	100		2,695	267,154
FCP	400	25		100	9,913
FDU	50	60		30	2,974
FOP	144	30		43	4,263
FOP	146	30		44	4,362
FSP	80	40		32	3,172
FSP	128	40		51	5,055
TOTALS	3,643			2,995	296,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	112.0350	125.48	375,813	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2016 Heated Area: 2695 HX Base Yr 2016



167 SW DEPOT WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,920.00	UT	2.00	2.00	100	2004	2004	3	100	3,840	
2	0282	POOL ENCL	0	100	26	46	1,196.00	UT	15.00	15.00	100	2010	2010	3	40	7,176	
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2010	2010	3	65	29,484	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,892
TOTAL MARKET OB/XF VALUE		40,500
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		352,392
SOH/AGL Deduction		114,340
ASSESSED VALUE		238,052
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,330
TOTAL JUST VALUE		352,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,511

SALE:2:1: 5 LOTS - 5 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049018	Roof Replacement	21,300	01/16/2024
22602	POOL	150	12/15/2004
21935	SFR	569	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/1947	9/25/2015	WD	Q	I	01	185,000
GRANTOR:LISA A HAYES, STEVEN						
GRANTEE:WILLIAM & CHERYL FR						
1293/1223	4/27/2015	PR	U	I	18	0
GRANTOR:CLERK OF COURT (ROSE						
GRANTEE:LISA ANNE HAYES & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N2 L2 U2 W6 D2 L2 FSP= N8 W16 S8 E16$ FOP= W16 S9 E16 N9$ S9 W16 N9 W17 S33 E4 S11 E2 R2 D2 E4 U2 R2 E2 FOP= E20 N7 W12 N1 W6 S1 W2 S7$ N7 E2 N1 E6 S1 E12 S24 E11 N1 E13 N58$ PTR= N30 FCP= N20 W20 S20 E20$ S30$ PTR= N30 E20 FSP= N10 W8 FDU= W5 S10 E5 N10$ S10 E8$ S30 W20$.

LAND DESCRIPTION

TOTAL OB/XF 40,500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/04/2024 BY JS Total Acres: 0.96 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS