FORT WHITE: E1/2 BLOCK 70.

283-272, LE 1442-2544

FRAZIER RUBEN T/FRAZIER MILDRED E
PO BOX 173
FORT WHITE, FL 32038

2027

00-00-00-14445-000

BUILDING CHARACTERISTICS

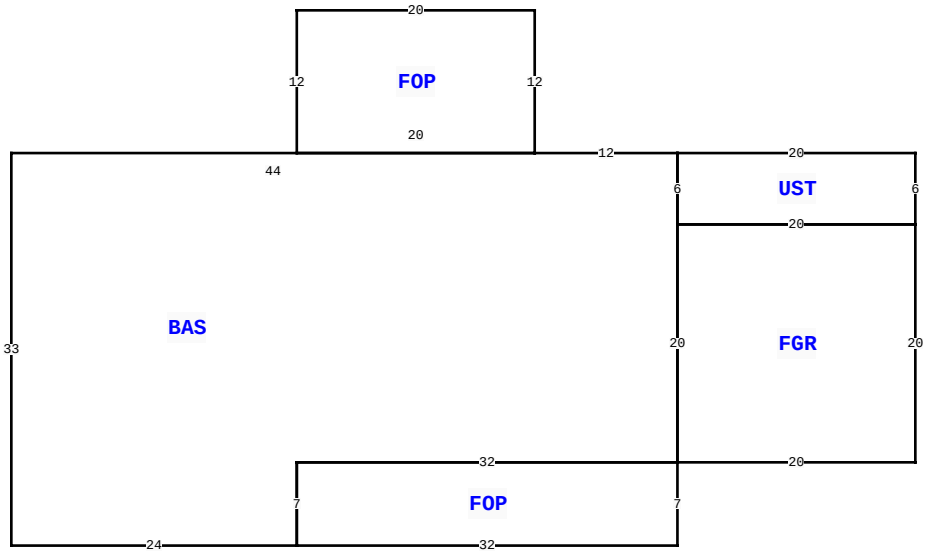
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	115,451
FGR	400	55		220	15,640
FOP	224	30		67	4,763
FOP	240	30		72	5,119
UST	120	45		54	3,839
TOTALS	2,608			2,037	144,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	99.4250	109.37	222,787	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1624 HX Base Yr



123 SW YULAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,812
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		38,588
TOTAL MARKET VALUE		185,400
SOH/AGL Deduction		81,280
ASSESSED VALUE		104,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,709
TOTAL JUST VALUE		185,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2544	7/15/2021	LE	U	I	14	100

GRANTOR: FRAZIER RUBEN T

GRANTEE: FRAZIER RUBEN T (EN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N12 W20 S12 E20$ W44 S33 E24 FOP= E32 N7 W32 S7$ N7 E32 FGR= E20 N20 W20 S20$ N20 UST= E20 N6 W20 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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			0.00	0.00	22,050.00	SF		1.00	1.00	0.50	3.50	1.75	38,588							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.51 Total Land Value: 38,588 Market: 0 Agricultural: 0 Common: 38,588 PRINTED 11/17/2026 BY SYS