

W1/2 LOT 15 LITTLE PINE FARMS. (755-1914, WD 1039-2851, WD 1175-

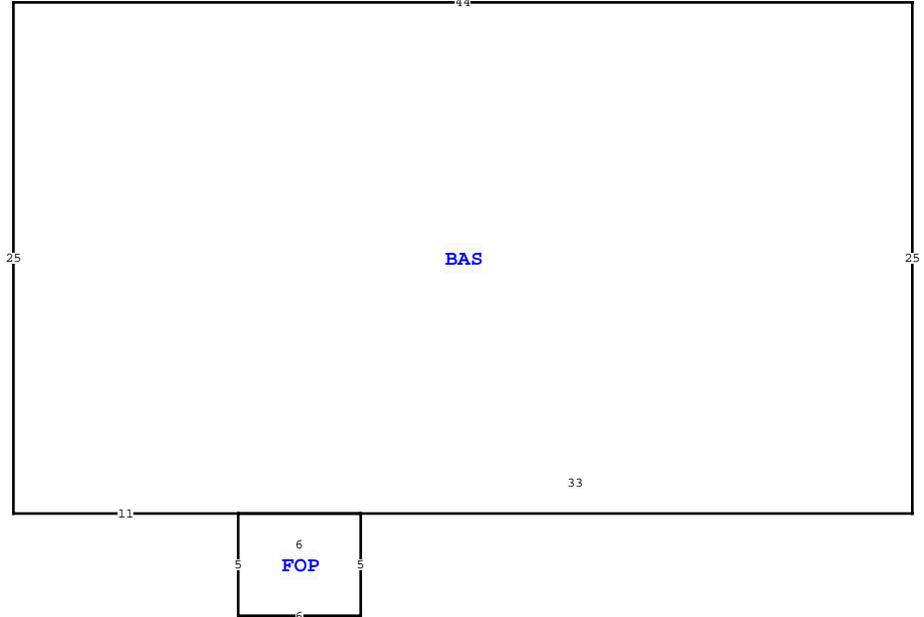
FRATINO DAVID R II
627 SW QUARRY CIR
FORT WHITE, FL 32038

2026

02-7S-16-04111-122

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,100	100	
FOP	30	30	
TOTALS	1,130		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
				Heated Area:	1100			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				123,809	
TOTAL MARKET OB/XF VALUE				9,600	
TOTAL LAND VALUE - MARKET				45,700	
TOTAL MARKET VALUE				179,109	
SOH/AGL Deduction				10,874	
ASSESSED VALUE				168,235	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				116,824	
TOTAL JUST VALUE				179,109	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				165,135	
SALE:1:1: W1/2 LOT 15, LITTLE PINE FARMS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
27988	SFR	382	08/04/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/2190	7/28/2023	WD Q	I	I	01	190,000
GRANTOR: TATE MATTHEW JAMES						
GRANTEE: FRATINO DAVID R II						
1381/1246	3/29/2019	WD Q	I	I	01	119,900
GRANTOR: MERCEDES BUENO						
GRANTEE: MATTHEW JAMES TATE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0210	GARAGE U	0	100	24	25	600.00	UT	16.00	100	2009	2009	3
627 SW QUARRY CIR, FORT WHITE													
TOTALS 1,130 1,109 123,809													

TOTAL OB/XF														9,600										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,700							

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W44 S25 E11 FOP= S5 E6 N5 W6\$ E33 N25\$.			