

THE N 215 FT OF S 430 FT EX THE
OF FOLLOWING: COMM SE COR OF NE1
852.25 FT FOR POB, CONT W 411.63

FRISINGER FAIREN ROSE/FRISINGER RYAN NICKLAUS
233 SW SCRUBTOWN RD, APT 171
FORT WHITE, FL 32038

2026

05-7S-17-09898-007


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 19,800 TOTAL MARKET VALUE 19,800 SOH/AGL Deduction 2,860 ASSESSED VALUE 16,940 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,940 TOTAL JUST VALUE 19,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,400																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000041058 New Residential C 50,000 03/30/2022 41058 SFR 12/22/2020																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1405/1009</td> <td>2/05/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>6,900</td> </tr> </tbody> </table> GRANTOR: JOHN O'HARA JR GRANTEE: FAIREN ROSE & RYAN 1205/0842 11/18/2010 WD U V 12 4,700 GRANTOR: FARMERS SAVINGS BANK GRANTEE: JOHN O'HARA JR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1405/1009	2/05/2020	WD	Q	V	01	6,900
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1405/1009	2/05/2020	WD	Q	V	01	6,900																																					
TOTALS EXTRA FEATURES 233 SW SCRUBTOWN RD, FORT WHITE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/08/2026 MLU																							
L N	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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,800																										
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.10 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 06/23/2026 BY SYS																																											