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

2027

05-7S-17-09898-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

233 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,800
TOTAL MARKET VALUE	19,800
SOH/AGL Deduction	1,166
ASSESSED VALUE	18,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,634
TOTAL JUST VALUE	19,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041058	New Residential C	50,000	08/03/2026
41058	SFR		12/22/2020

SALES DATA

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
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS