

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 OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD 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											
TOTALS EXTRA FEATURES										233 SW SCRUBTOWN RD, FORT WHITE BLD DATE LGL DATE XF DATE LAND DATE 05/08/2026 MLU INC DATE AG DATE										BUILDING NOTES BUILDING DIMENSIONS											
L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES														
N	CODE									PRICE	COND	ON	ACTUAL		COND	VALUE															
1	0000	C	VAC RES							0	AC	1.00	1.00	1.00		18,000.00															
LAND DESCRIPTION										TOTAL OB/XF										0											
L	USE	CLS	LAND USE	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
N	CODE		DESCRIPTION	D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES														
1	0000	C	VAC RES		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 05/08/2026 BY SYS																															