THE S 5 AC OF NW1/4 OF SE1/4 &
N 7 AC OF SW1/4 OF SE1/4 EX
THE W 763.56 FT, EX 3 AC DESC

DAVIS EVELYN M/FREENEY TERESA
5652 SPANISH RIVER RD
FT PIERCE, FL 34951

2026

05-7S-17-09908-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

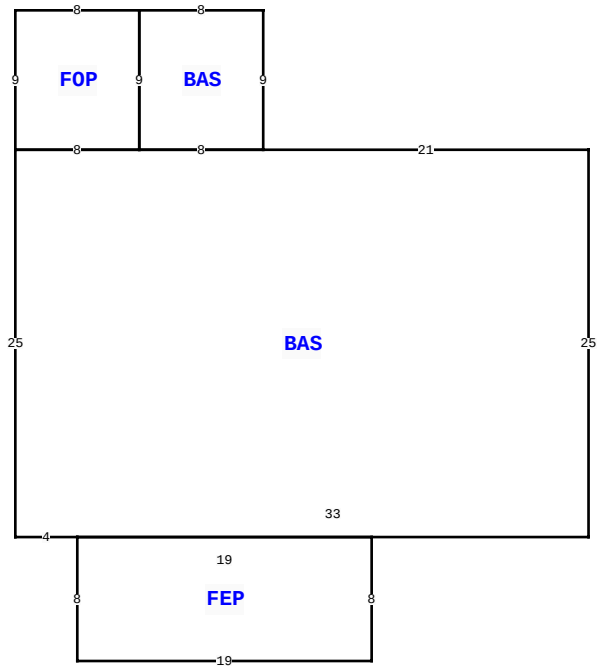
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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
BAS	72	100		72	3,103
BAS	925	100		925	39,863
FEP	152	80		122	5,258
FOP	72	30		22	948
TOTALS	1,221			1,141	49,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,141	76.9560	86.19	98,343	1956	1956	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2022 Heated Area: 997 HX Base Yr



532 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,172
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	77,172
SOH/AGL Deduction	0
ASSESSED VALUE	77,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,172
TOTAL JUST VALUE	77,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0859/0029	5/09/1998	WD	Q	I	01	0

GRANTOR: FREENEY HEIRS

GRANTEE: EVELYN DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N9 W8 S9 E8$ W8 FOP= N9 W8 S9 E8$ W8 S25 E4
FEP= S8 E19 N8 W19$ E33 N25$.

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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 11/14/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/25/2026 BY SYS