PART OF THE FOLLOWING LYING W OF
SE COR OF SEC N 129.38 FT TO SE
21 J R TISON'S S/D, NW 116.35 FT

FRUMKES MARK
344 NW NULL RD
WHITE SPRINGS, FL 32096

2026

11-2S-15-00010-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11215.010 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,780
TOTAL MARKET VALUE	24,780
SOH/AGL Deduction	0
ASSESSED VALUE	24,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,780
TOTAL JUST VALUE	24,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,780

SALE:1:1: INCLUDED 00011-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2549	4/27/2026	WD	Q	I	05	400,000
GRANTOR: HOWAR ALEXANDER J						
GRANTEE: FRUMKES MARK						
1457/2165	1/15/2022	WD	Q	I	05	280,000
GRANTOR: MYRICK ROGER D						
GRANTEE: HOWAR ALEXANDER J						

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	8.26	AC		1.00	1.00	1.00	3,000.00	3,000.00	24,780							

REVIEW DATE 07/05/2023 BY robin Total Acres: 8.26 Total Land Value: 24,780 Market: 0 Agricultural: 0 Common: 24,780 PRINTED 06/09/2026 BY SYS