LOT 2 PICKEN'S SUWANNEE SHORES U
446-575, 639-457, 895-472, WD 13

FRUMKES MARK
344 NW NULL RD
WHITE SPRINGS, FL 32096

2027

11-2S-15-00031-002

BUILDING CHARACTERISTICS

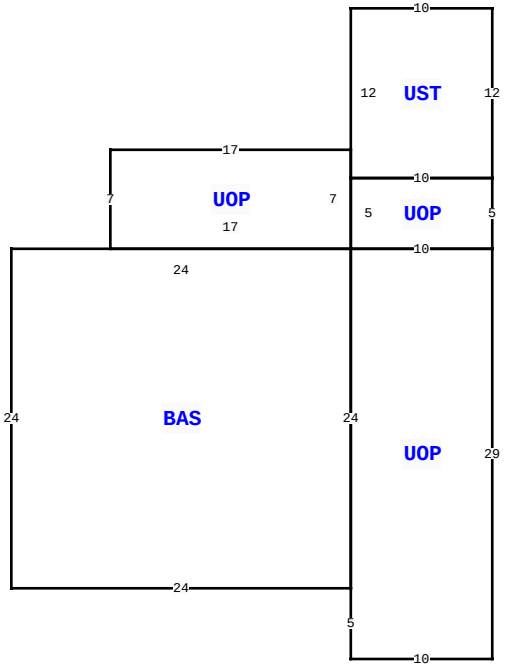
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	39,098
UOP	50	20		10	679
UOP	119	20		24	1,629
UOP	290	20		58	3,937
UST	120	45		54	3,665
TOTALS	1,155			722	49,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	722	92.7288	113.13	81,680	1978	1978	0	0	0	40.00	60.00

1 SFR PILING 0% - 2026 Heated Area: 576 HX Base Yr



344 NW NULL RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0080	DECKING	0	0	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,008
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	54,208
SOH/AGL Deduction	0
ASSESSED VALUE	54,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,208
TOTAL JUST VALUE	54,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055724	Electrical Servic		05/21/2026
40118	REMODEL	0	07/08/2020

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

BAS= W24 S24 E24 UOP= S5 E10 N29 UOP= N5 UST= N12 W10 S12
E10$ W10 S5 E10$ W10 S24$ N24$ UOP= N7 W17 S7 E17$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0132	C	SFR RIVER	0		00	71.00	135.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 05/28/2026 BY TW Total Acres: 0.22 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/17/2026 BY SYS