LOTS 13, 14, 15 & 16 PICKEN'S SU
440-328, 699-845, WD 1039-571, T

FRUMKES MARK
344 NW NULL RD
WHITE SPRINGS, FL 32096

2027

11-2S-15-00031-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
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	05/07/2026 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	48,000
TOTAL MARKET VALUE	48,000
SOH/AGL Deduction	21,380
ASSESSED VALUE	26,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,620
TOTAL JUST VALUE	48,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

LAND:1:1: LOTS 13,14,15 & 16 PICKENS SUW SHORES S/

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	0132	C	SFR RIVER	0		00	0.00	0.00	4.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 0.96 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS