S1/2 OF S1/2 OF NE1/4 OF SW1/4
(AKA LOT 4 SHILOH RIDGE UNREC).

MAKARY FAMILY TRUST
6021 SW 173RD WAY
SOUTHWEST RANCHES, FL 33331

2027

14-7S-16-04226-104

BUILDING CHARACTERISTICS

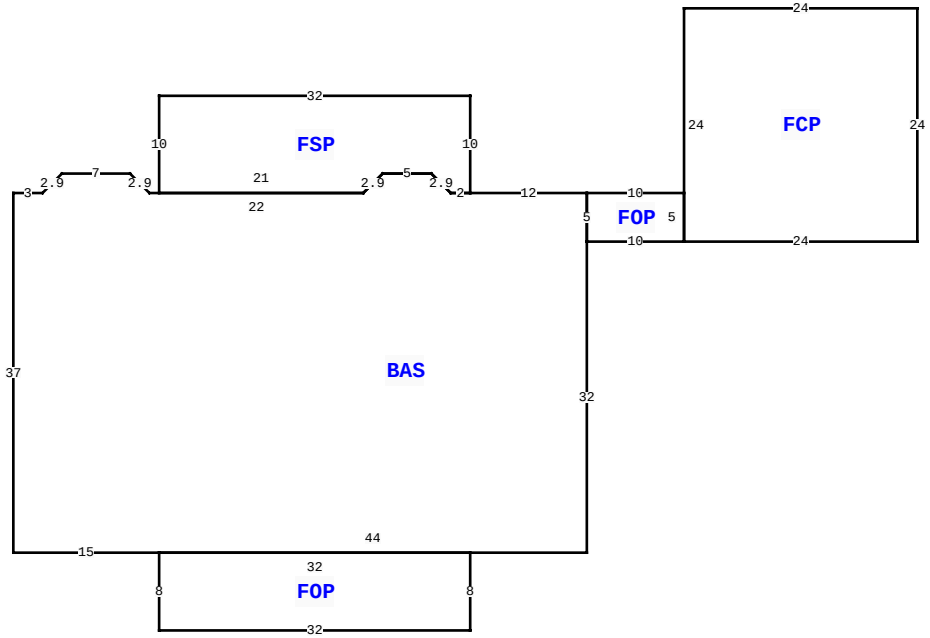
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100		2,215	292,637
FCP	576	25		144	19,025
FOP	50	30		15	1,982
FOP	256	30		77	10,173
FSP	306	40		122	16,118
TOTALS	3,403			2,573	339,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	129.1444	142.06	365,520	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 100% - 2019 Heated Area: 2215 HX Base Yr 2019



357 SW CONESTOGA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		339,934
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,794
TOTAL MARKET VALUE		362,288
SOH/AGL Deduction		135,406
ASSESSED VALUE		226,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,471
TOTAL JUST VALUE		446,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36527	GARAGE	261	04/04/2018
36159	SFR	926	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/217	7/30/2026	WD	Q	I	01	599,000
GRANTOR: FRIIS MATTHEW ALLEN						
GRANTEE: MAKARY FAMILY TRUST						
1337/0226	5/15/2017	WD	Q	V	01	40,000
GRANTOR: RICHARD A COOK & MICH						
GRANTEE: MATTHEW ALLEN FRIIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W32 S10 E21 R2 U2 E5 D2 R2 E2$ W2 L2 U2 W5 D2 L2 W22 L2 U2 W7 D2 L2 W3 S37 E15 FOP= S8 E32 N8 W32$ E44 N32 FOP= E10 FCP= E24 N24 W24 S24$ N5 W10 S5$ N5$.

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	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	0.85	11,000.00	9,350.00	18,794							
2	5500	A	TIMBER 2	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

REVIEW DATE 01/29/2019 BY HC Total Acres: 10.01 Total Land Value: 22,354 Market: 88,000 Agricultural: 3,560 Common: 18,794 PRINTED 11/17/2026 BY SYS