

COMM AT SE COR OF NW1/4 OF
NE1/4, N 234.44 FOR POB, W
661.81 FT, N 427.91 FT, EAST

WILLIAMS LUCY MIRIAM/WILLIAMS ESTHER DIANNE
1800 SW FRY AVE
FT WHITE, FL 32038

2026

15-7S-16-04225-004
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0	96.69	216,682	1964	1964	0	0	35.00	65.00

Heated Area: 2068 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,843
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		178,001
SOH/AGL Deduction		85,278
ASSESSED VALUE		92,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,312
TOTAL JUST VALUE		215,093
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,143

Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	15716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100		664	41,731
BAS	1,404	100		1,404	88,239
FCP	240	25		60	3,771
FCP	240	25		60	3,771
FOP	50	30		15	943
UST	84	45		38	2,388
TOTALS	2,682			2,241	140,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052735	Generator		03/28/2025
000051772	Roof Replacement	20,911	12/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

L N	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	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	200	
4	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	100	
5	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	100	
6	0104	GENERATOR	0	100	0	0	0	6,000.00	6,000.00	100	2026	2025		95	5,700	

EXTRA FEATURES		TOTAL OB/XF	
BLD DATE		LGL DATE	05/06/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

1800 SW FRY AVE, FORT WHITE

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W52 S27 E24 FOP= S5 E10 N5 W10\$ E28 FCP= E12 N20 W12 S20\$ N20 UST= E12 FCP= S20 E12 BAS= S2 E20 N29 W32 S7 E12 S20\$ N20 W12\$ N7 W12S7\$ N7\$.			

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	227.00	227.00	908							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000							

LAND DESCRIPTION		TOTAL OB/XF	
			6,250