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

2027

15-7S-16-04225-004

BUILDING CHARACTERISTICS

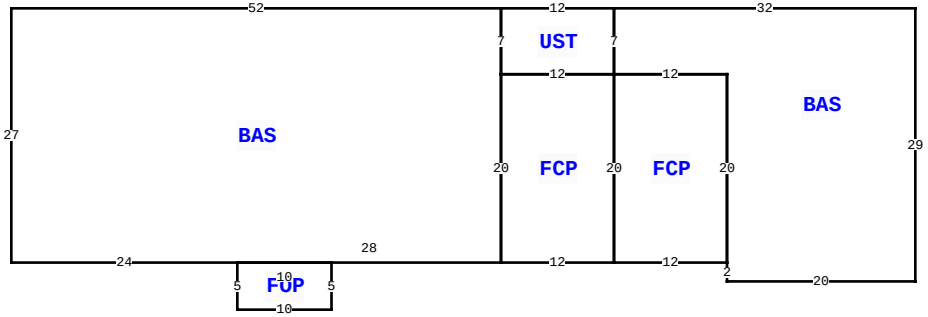
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	40,984
BAS	1,404	100		1,404	86,661
FCP	240	25		60	3,704
FCP	240	25		60	3,704
FOP	50	30		15	926
UST	84	45		38	2,345
TOTALS	2,682			2,241	138,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	86.3300	94.96	212,805	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2068 HX Base Yr



1800 SW FRY AVE, 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,323
TOTAL MARKET OB/XF VALUE		7,050
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		176,281
SOH/AGL Deduction		80,004
ASSESSED VALUE		96,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,866
TOTAL JUST VALUE		213,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,093

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	2.50	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							

REVIEW DATE 08/26/2026 BY NH Total Acres: 6.50 Total Land Value: 30,908 Market: 38,000 Agricultural: 908 Common: 30,000 PRINTED 11/17/2026 BY SYS