

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition		N/A	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	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	15716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	
TOTALS	1,980		109,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2015		198,970	2004	2004	0	0	45.00	55.00
Heated Area: 1980 HX Base Yr 2015											
2613 SW FRY AVE, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/07/2026		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,434	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		170,425	
TOTAL MARKET VALUE		140,099	
SOH/AGL Deduction		68,070	
ASSESSED VALUE		72,029	
TOTAL EXEMPTION VALUE		HX HB VX 52,029	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		288,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,884	
SALE:1:1: 20.05 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30007	M H	375	03/16/2012
22112	M H	250	07/21/2004
12740	M H	125	07/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2134	3/28/2014	WD	U	I	18	75,500
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: MICHAEL DAYTON & DE						
1270/0261	10/01/2013	WD	U	I	12	0
GRANTOR: BANK OF AMERICA						
GRANTEE: THE SECRETARY OF HO						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
TOTALS												8,200				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W66 S30 E66 N30\$.			

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,425							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	153,000							