COMM SE COR, RUN W 642.77 FT, N
FOR POB, CONT N 662.90 FT, W 654
R/W FRY RD, S 669.20 FT, E 655.0

ADKINS DANIEL B/ADKINS VICKEY L
2301 SW FRY AVE
FORT WHITE, FL 32038

2027

15-7S-16-04226-122

BUILDING CHARACTERISTICS

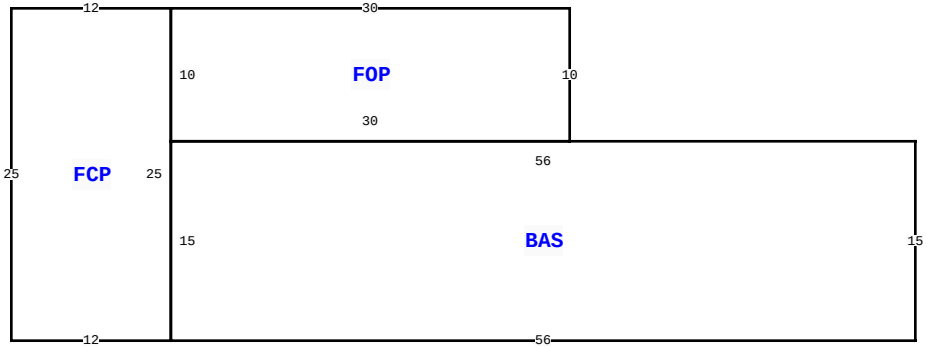
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	70,352
FCP	300	25		75	6,281
FOP	300	35		105	8,794
TOTALS	1,440			1,020	85,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,020	118.5000	110.20	112,404	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 100% - 2022 Heated Area: 840 HX Base Yr 2022



2301 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,995	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	23	50	1.00	UT	5,500.00	5,500.00	100	2027	2026		100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,427
TOTAL MARKET OB/XF VALUE		17,495
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		213,032
SOH/AGL Deduction		119,523
ASSESSED VALUE		93,509
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,098
TOTAL JUST VALUE		213,032
NCON VALUE		5,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32381	M H	325	10/09/2014
29402	TR/TRAILER	189	05/18/2011
13001	M H	125	08/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1439/2113	6/08/2021	WD	Q	I	01	169,900
GRANTOR: THOMAS GREGORY B						
GRANTEE: ADKINS DANIEL B						
1277/0838	7/08/2014	WD	Q	V	03	44,000
GRANTOR: RAYMOND H & ANNA G PI						
GRANTEE: GREGORY B THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S15 E56 N15 $
FOP=[ORIG=-26,-10] W30 S10 E30 N10 $
FCP=[ORIG=-56,-10] W12 S25 E12 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,495

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	0200	C	MBL HM	100		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 08/26/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS