

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

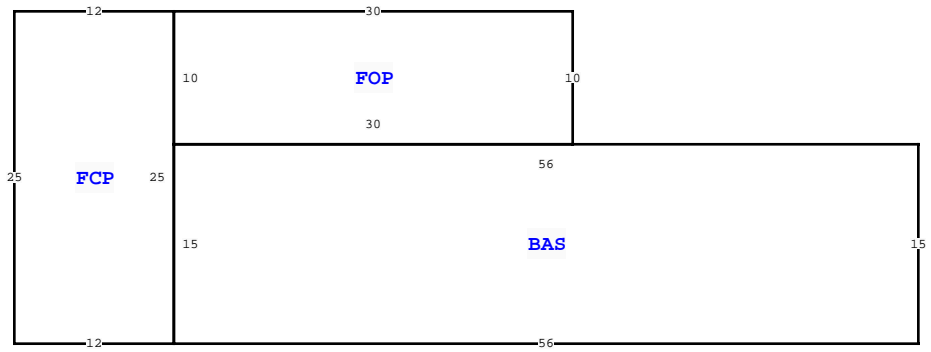
ADKINS DANIEL B/ADKINS VICKEY L
2301 SW FRY AVE
FORT WHITE, FL 32038

2026

15-7S-16-04226-122

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	840	100	
FCP	300	25	
FOP	300	35	
TOTALS	1,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2022						
Heated Area: 840						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			86,350
TOTAL MARKET OB/XF VALUE			11,995
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			208,455
SOH/AGL Deduction			123,009
ASSESSED VALUE			85,446
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,035
TOTAL JUST VALUE			208,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,848

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						

EXTRA FEATURES		2301 SW FRY AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	9945	Well/Sept	0 100

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

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	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	

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														11,995								
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		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							