

COMM NE COR OF SW1/4 OF NE1/4,
 RUN W ALONG N LINE 23.10 FT TO
 W R/W FRY RD FOR POB, CONT W

COLUMBIA COUNTY, FLORIDA
 P O BOX 1529
 LAKE CITY, FL 32056

2026

15-7S-16-04226-125



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 117,110 SOH/AGL Deduction 39,330 ASSESSED VALUE 77,780 TOTAL EXEMPTION VALUE 03 77,780 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 117,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 102,095 SALE:1:1: 10.01 AC																													
DOR CODE		8600		COUNTY IMP																																													
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																																												
TOTALS																				1888 SW FRY AVE, FORT WHITE																													
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	BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU																							
1	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	7,000.00	100		3	100	7,000																																	
LAND DESCRIPTION																																																	
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	8600	C	COUNTY	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																																
REVIEW DATE 07/08/2015 BY TW																				Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110					PRINTED 06/22/2026 BY SYS				

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1269/1365	2/12/2014	TD	U	V	18	0			
GRANTOR: CLERK OF COURT (ENGLI									
GRANTEE: COLUMBIA COUNTY FLO									
1016/1031	5/20/2004	WD	Q	V		38,000			
GRANTOR: THOMAS & CHRISTINE SE									
GRANTEE: ENGLISH SITE WORKI									

BUILDING NOTES									

BUILDING DIMENSIONS									