

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																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES																				1888 SW FRY AVE, FORT WHITE											
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION																				TOTAL OB/XF 7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19341	M H	125	03/20/2002
14020	M H	125	05/18/1998

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