

N1/2 OF THE FOLLOWING DESCRIBED  
 COMM SE COR OF NW1/4 OF SE1/4, R  
 TO R/W OF FRY RD FOR POB, CONT W

ROSE MICHAEL RICHARD  
 2366 SW FRY AVE  
 FORT WHITE, FL 32038

**2026**

15-7S-16-04226-128

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	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	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FSP	144	40	
UOP	272	25	
UOP	1,160	25	
TOTALS	3,932		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2026	Heated Area: 2356		HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			224,287
TOTAL MARKET OB/XF VALUE			25,908
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			310,315
SOH/AGL Deduction			0
ASSESSED VALUE			310,315
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			310,315
TOTAL JUST VALUE			310,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051764	Roof Replacement	13,600	12/10/2024
000044354	Electrical Servic	0	05/05/2022
000044234	Screen Enclosure	10,080	04/21/2022
000043241	Remodel	101,000	11/23/2021
31201	M H	491	06/26/2013
31202	M H	491	06/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1832	12/05/2025	LE	U	I	14	100
GRANTOR: REEVES JACKSON M						
GRANTEE: REEVES JACKSON M (E						
1431/2241	12/11/2020	WD	U	I	30	100
GRANTOR: REEVES CATHY A						
GRANTEE: REEVES JACKSON M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	10	12	120.00	UT	9.00	9.00	100
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0294	SHED WOOD/	0	0	10	16	160.00	UT	9.00	9.00	100
5	0294	SHED WOOD/	0	0	11	24	264.00	UT	9.00	9.00	100
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
7	0294	SHED WOOD/	0	0	14	32	448.00	UT	9.00	9.00	100
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100
9	0264	PRCH,FSP	0	0	11	14	154.00	UT	20.00	20.00	100

TOTAL OB/XF												25,908			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W34 UOP= N8 W34 S8 E34\$ W42 S31 UOP= S12 E36 N4 E24 S4 E24 FSP= E12 N12 W12 S12\$ N43 W8 S31 W76\$ E76 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												25,908			
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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120										