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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2366 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2013	2013	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	16	160.00	UT	9.00	9.00	100	2013	2013	3	100	1,440	
5	0294	SHED WOOD/	0	0	11	24	264.00	UT	9.00	9.00	100	2013	2013	3	100	2,376	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
7	0294	SHED WOOD/	0	0	14	32	448.00	UT	9.00	9.00	100	2021	2020		100	4,032	
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,748
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	81,868
SOH/AGL Deduction	0
ASSESSED VALUE	81,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,868
TOTAL JUST VALUE	81,868
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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 21,748

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 06/05/2026 BY AJ Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 06/22/2026 BY SYS