

S1/2 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-16-04226-228  


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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 10,470 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 75,470 <b>SOH/AGL Deduction</b> 10,920 <b>ASSESSED VALUE</b> 64,550 <b>TOTAL EXEMPTION VALUE</b> 13 41,080 <b>BASE TAXABLE VALUE</b> 23,470 <b>TOTAL JUST VALUE</b> 75,470 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 222,326																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1555/1832</td> <td>12/05/2025</td> <td>LE U</td> <td></td> <td>I</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: REEVES JACKSON M</td> </tr> <tr> <td colspan="7">GRANTEE: REEVES JACKSON M (E</td> </tr> <tr> <td>1431/2241</td> <td>12/11/2020</td> <td>WD U</td> <td></td> <td>I</td> <td>30</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: REEVES CATHY A</td> </tr> <tr> <td colspan="7">GRANTEE: REEVES JACKSON M</td> </tr> </tbody> </table>										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						
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<b>TOTALS</b> 2248 SW FRY AVE, FORT WHITE      05/06/2026      MLU																																																																														
<b>EXTRA FEATURES</b>																																																																														
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	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400																																																														
2	0081	DECKING WI	0	0	0	0	1.00	UT	1,470.00	1,470.00	100	2021	2020		100	1,470																																																														
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	0	0	1.00	UT	600.00	600.00	100	2021	2020		100	600																																																														
5	0263	PRCH,USP	0	0	12	36	1.00	UT	4,860.00	4,860.00	100	2021	2020		100	1,000																																																														
<b>LAND DESCRIPTION</b>																																																																														
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	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000																																																													
2	0000	C	VAC RES	100					4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000																																																													
<b>REVIEW DATE</b> 06/05/2026 <b>BY</b> JB      Total Acres: 5.00      Total Land Value: 65,000      Market: 0      Agricultural: 0      Common: 65,000 <b>PRINTED 06/23/2026 BY SYS</b>																																																																														