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

2027

15-7S-16-04226-228

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		10,470
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		75,470
SOH/AGL Deduction		9,688
ASSESSED VALUE		65,782
TOTAL EXEMPTION VALUE	13	42,312
BASE TAXABLE VALUE		23,470
TOTAL JUST VALUE		75,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

2248 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
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	

LAND DESCRIPTION

TOTAL OB/XF 10,470

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		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							

REVIEW DATE 06/05/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS