

COMM 4474.69 FT W OF NE COR OF
 SEC AT RW OF ACL RR, RUN SW
 ALONG RW 229.11 FT, E 820.30

FRISTENSKY JOHN/FRISTENSKY EDNA
 P O BOX 294
 FORT WHITE, FL 32038-0294

2026

17-6S-16-03842-005


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 8,300 TOTAL LAND VALUE - MARKET 14,000 TOTAL MARKET VALUE 22,300 SOH/AGL Deduction 9,440 ASSESSED VALUE 12,860 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,860 TOTAL JUST VALUE 22,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,300 XFOB:1:1: NEW MOON M H											
																				DOR CODE 0700 MISC IMPROVED MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 17616.010 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 0546/0464 9/01/1984 WD Q I 01 6,000 GRANTOR: GRANTEE:											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/08/2026 MLU INC DATE AG DATE											
TOTALS																				345 SW LAREDO PL, FORT WHITE											
EXTRA FEATURES																															
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	0296	SHED METAL	0	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800														
2	0285	SALVAGE	0	0	0	0	0	1.00	UT	500.00	500.00	100	2022	1974	1	100	500														
3	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
																				TOTAL OB/XF 8,300											
LAND DESCRIPTION										TOTAL OB/XF																					
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	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000														
REVIEW DATE 12/03/2021 BY JB Total Acres: 1.03 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 05/08/2026 BY SYS																															