COMM 4474.69 FT W OF NE COR OF S
RR, SW ALONG R/W 229.11 FT, E 10
FOR POB, CONT E 225 FT, S 200 FT

FRISTENSKY BARBARA M
P O BOX 294
FORT WHITE, FL 32038-0294

2027

17-6S-16-03842-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

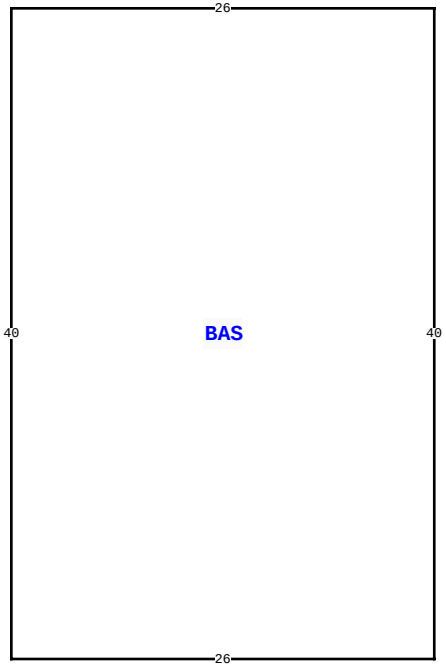
NEIGHBORHOOD/LOC 17616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	64,031
TOTALS	1,040			1,040	64,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	86.1120	94.72	98,509	1925	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1040 HX Base Yr 2002



383 SW LAREDO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 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
1	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,031
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		58,000
TOTAL MARKET VALUE		122,931
SOH/AGL Deduction		47,444
ASSESSED VALUE		75,487
TOTAL EXEMPTION VALUE	HX HB DX SX	70,487
BASE TAXABLE VALUE		5,000
TOTAL JUST VALUE		122,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15108	RELOCATE	100	02/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2209	1/12/2023	WD	U	V	11	100
GRANTOR: PETERS STEPHEN W						
GRANTEE: FRISTENSKY BARBARA						
1313/2284	4/14/2016	WD	Q	V	01	7,000
GRANTOR: SHIRLEY ANN CRANSTON						
GRANTEE: STEPHEN W PETERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S40 E26 N40$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	100		00	0.00	0.00	6.00	LT		1.00	1.00	0.80	10,000.00	8,000.00	48,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 05/13/2026 BY JB Total Acres: 9.06 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 11/17/2026 BY SYS