

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

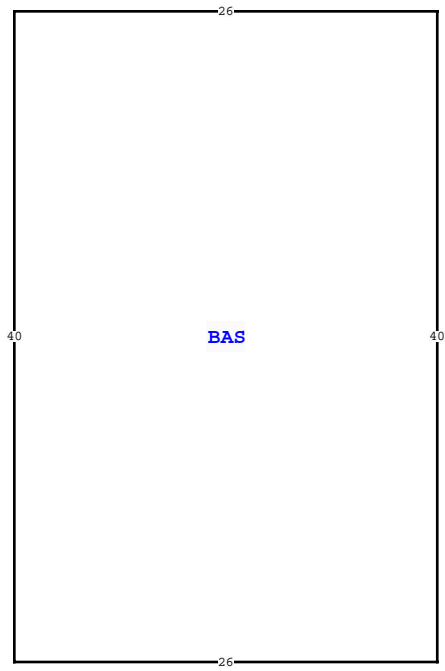
FRISTENSKY BARBARA M
P O BOX 294
FORT WHITE, FL 32038-0294

2026

17-6S-16-03842-007

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

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	96.45	100,308	1925	1950	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2002 Heated Area: 1040 HX Base Yr 2002													



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	65,200
TOTALS	1,040			1,040	65,200

383 SW LAREDO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 900

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,200
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			58,000
TOTAL MARKET VALUE			124,100
SOH/AGL Deduction			50,520
ASSESSED VALUE			73,580
TOTAL EXEMPTION VALUE	HX HB DX SX	68,580	
BASE TAXABLE VALUE			5,000
TOTAL JUST VALUE			124,100
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\$.													