

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
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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	66,363
TOTALS	1,040			1,040	66,363

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2002									Heated Area: 1040	HX Base Yr 2002

26
40
BAS
40
26

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,363
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			58,000
TOTAL MARKET VALUE			125,263
SOH/AGL Deduction			51,683
ASSESSED VALUE			73,580
TOTAL EXEMPTION VALUE	HX HB DX SX		68,580
BASE TAXABLE VALUE			5,000
TOTAL JUST VALUE			125,263
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						

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			0.00	100	1995	1995	3	100	300	
2	0285	SALVAGE	0	100	0	0				0.00	100	2008	2008	3	100	500	
3	0296	SHED METAL	0	100	0	0				0.00	100	2008	2008	3	100	100	

TOTAL OB/XF										900														
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	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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 S40 E26 N40\$.