ALL OF S1/2 OF SW1/4 LYING NE FL
LINE EX E 60 FT FOR RD R/W & EX
SR-138.

FROWICK PROPERTIES 9, LLC
7722 STILL LAKES DR
ODESSA, FL 33556

2027

21-7S-16-04273-001

BUILDING CHARACTERISTICS

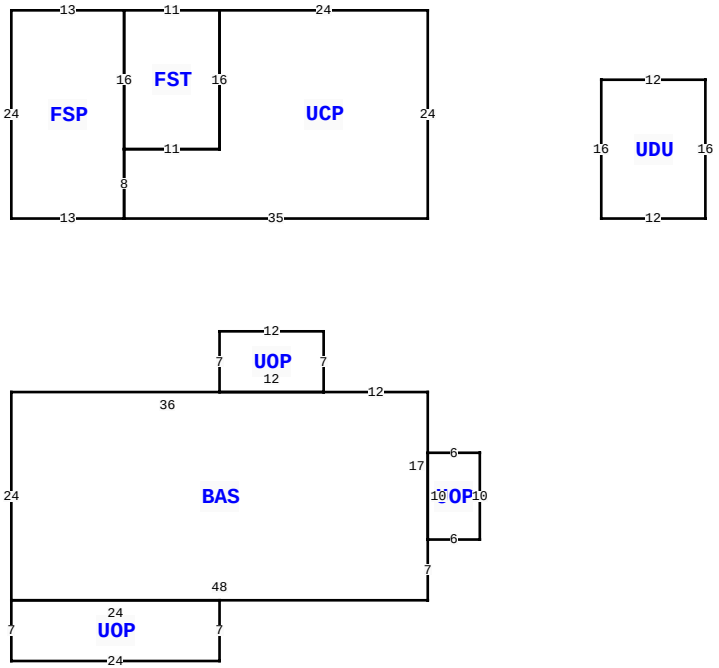
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	82,184
FSP	312	40		125	8,918
FST	176	55		97	6,920
UCP	664	20		133	9,488
UDU	192	55		106	7,562
UOP	60	20		12	856
UOP	84	20		17	1,213
UOP	168	20		34	2,426
TOTALS	2,808			1,676	119,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,676	97.4610	118.90	199,276	1983	1983	0	0	0	40.00	60.00

2 SFR PILING 0% - 2021 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

5278 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,940
TOTAL MARKET OB/XF VALUE	44,406
TOTAL LAND VALUE - MARKET	443,079
TOTAL MARKET VALUE	324,096
SOH/AGL Deduction	0
ASSESSED VALUE	324,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,096
TOTAL JUST VALUE	694,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,010

SALE:1:1: REFER TO NOTE ABOUT SALE ON PRCL #04343-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047431	Electrical Servic	0	06/12/2023
000047432	Electrical Servic	0	06/12/2023
7553	M H	60	09/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/66	8/13/2026	WD	Q	I	05	2,550,100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: FROWICK PROPERTIES						
1557/117	12/10/2025	LE	U	I	14	100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: BERRY CHRISTOPHER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N7 W12 S7 E12$ W36 S24 UOP= S7 E24 N7 W24$ E48 N7 UOP= E6 N10 W6 S10$ N17$ PTR= N20 UCP= N24 W24 FST= W11S16 E11 N16$ S16 W11 FSP= N16 W13S24 E13N8$ S8 E35 PTR= E20 UDU= E12 N16 W12 S16$ W20$.

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	0040	BARN,POLE	0	0	24	60	1,440.00	UT	2.50	2.50	50	0	0	3	50	1,800	
2	0080	DECKING	0	0	16	15	240.00	UT	5.00	5.00	50	0	0	3	50	600	
3	0166	CONC,PAVMT	0	0	8	24	192.00	UT	2.00	2.00	100	0	0	3	100	384	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0260	PAVEMENT-A	0	0	1980	10	19,800.00	UT	1.10	1.10	90	2003	2003	3	90	19,602	
6	0040	BARN,POLE	0	0	62	64	3,968.00	UT	2.50	2.50	100	2003	2003	3	100	9,920	
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 44,406

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	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	0.65	9,000.00	5,850.00	70,200							
2	5910	A	SWAMP/CYPRES	0					63.74	AC		1.00	1.00	1.00	40.00	40.00	2,550							
3	9910	M	MKT.VAL.AG	0					63.74	AC		1.00	1.00	0.65	9,000.00	5,850.00	372,879							

REVIEW DATE 06/20/2023 BY TW Total Acres: 75.74 Total Land Value: 72,750 Market: 372,879 Agricultural: 2,550 Common: 70,200 PRINTED 11/17/2026 BY SYS

ALL OF S1/2 OF SW1/4 LYING NE FL
LINE EX E 60 FT FOR RD R/W & EX
SR-138.

FROWICK PROPERTIES 9, LLC
7722 STILL LAKES DR
ODESSA, FL 33556

2027

21-7S-16-04273-001

BUILDING CHARACTERISTICS

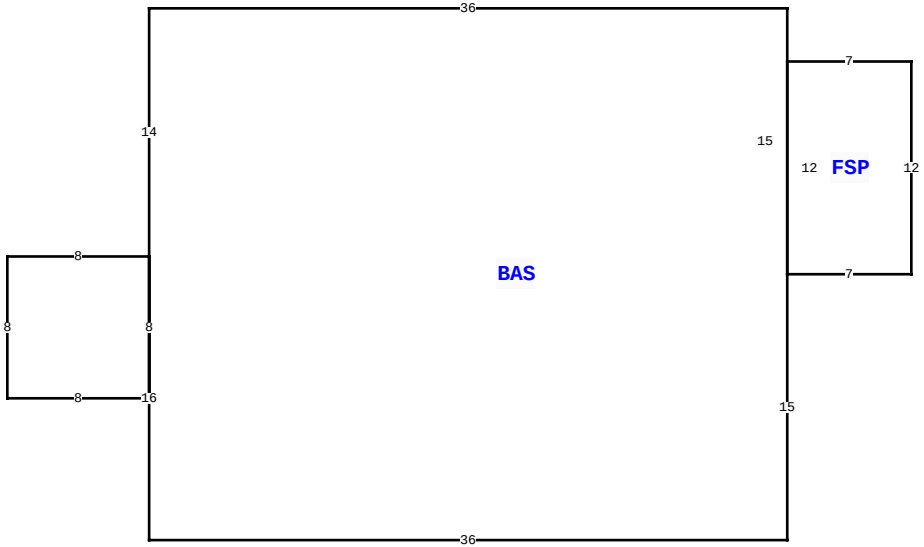
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	84,852
FSP	84	40		34	2,522
TOTALS	1,228			1,178	87,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	103.7340	114.11	134,422	1984	1984	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2021 Heated Area: 1144 HX Base Yr



5278 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/14/2024 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,940
TOTAL MARKET OB/XF VALUE	44,406
TOTAL LAND VALUE - MARKET	443,079
TOTAL MARKET VALUE	324,096
SOH/AGL Deduction	0
ASSESSED VALUE	324,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,096
TOTAL JUST VALUE	694,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/66	8/13/2026	WD	Q	I	05	2,550,100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: FROWICK PROPERTIES						
1557/117	12/10/2025	LE	U	I	14	100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: BERRY CHRISTOPHER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 W8 S8 E8 N8 S16 E36 N15 FSP= E7N12 W7 S12$ N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/20/2023 BY TW Total Acres: 75.74 Total Land Value: 72,750 Market: 372,879 Agricultural: 2,550 Common: 70,200 PRINTED 11/17/2026 BY SYS