BEG AT NW COR OF SE1/4 OF NE 1/4
FT, E 478.08 FT, N 246.65 FT, W
AKA PARCEL "A".

GAY HUBERT LEE/MARTIN KYLE DEAN
2889 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04282-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

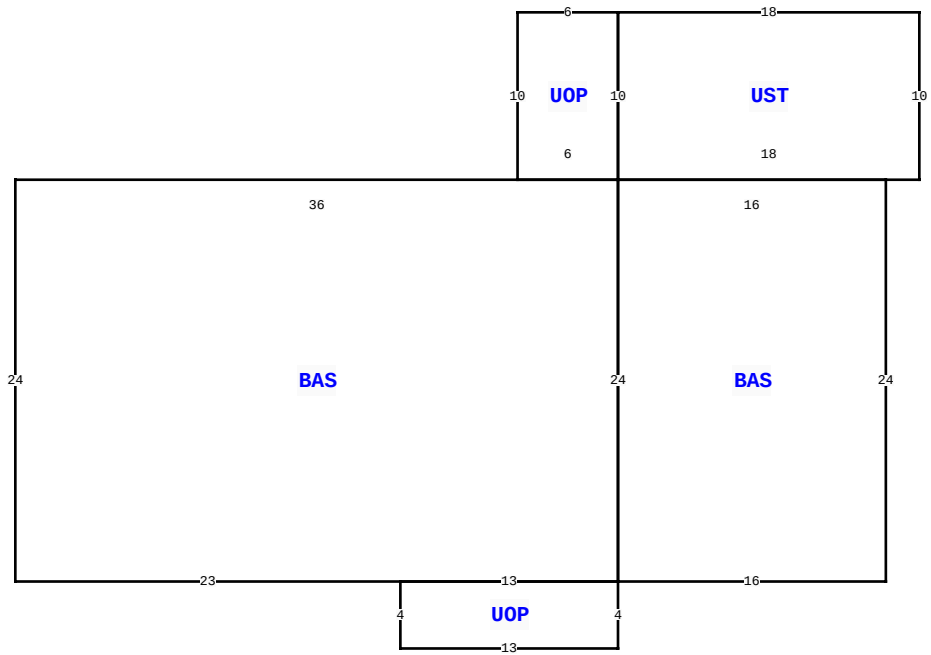
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	24,330
BAS	864	100		864	54,743
UOP	52	20		10	634
UOP	60	20		12	761
UST	180	45		81	5,132
TOTALS	1,540			1,351	85,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,351	94.2000	107.39	145,084	1960	1960	0	0	6	35.00	59.00

1 SINGLE FAM 0% - 2023 Heated Area: 1248 HX Base Yr



2905 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,600
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	104,414
SOH/AGL Deduction	0
ASSESSED VALUE	104,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,414
TOTAL JUST VALUE	124,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31988	STORAGE	80	05/27/2014
31003	M H	520	05/03/2013
29881	M H	534	01/17/2012
27652	M H	607	01/24/2009
15586	M H	125	05/27/1999
15416	M H	125	04/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1554	12/20/2022	WD	U	I	30	300
GRANTOR: GAY BETTY G						
GRANTEE: BLANTON MELISSA JEA						
1389/4925	7/17/2019	LE	U	I	14	100
GRANTOR: BETTY G GAY						
GRANTEE: BETTY G GAY (LIFE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E23 UOP= S4 E13N4 W13$ E13 BAS= E16 N24 W16 S24$ N24$ UST= E18 N10 W18 S10$ UOP= N10 W6 S10 E6 $.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	6200	A	PASTURE 3	0					1.48	AC		1.00	1.00	1.00	280.00	280.00	414							
3	9910	M	MKT.VAL.AG	0					1.48	AC		1.00	1.00	1.00	14,000.00	14,000.00	20,720							

REVIEW DATE 01/24/2024 BY JB Total Acres: 2.48 Total Land Value: 16,414 Market: 20,720 Agricultural: 414 Common: 16,000 PRINTED 05/12/2026 BY SYS