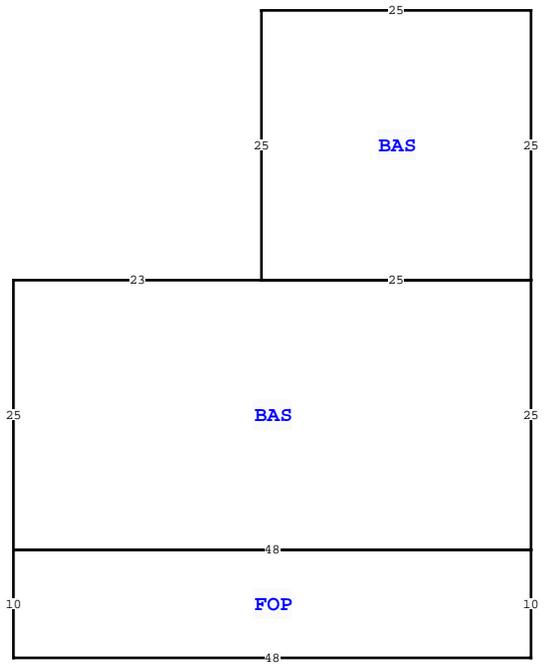


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	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	0100 SINGLE FAMILY				
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	625	100		625	47,170
BAS	1,200	100		1,200	90,566
FOP	480	30		144	10,868
TOTALS	2,305			1,969	148,604

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%	2019									Heated Area: 1825	HX Base Yr 2019



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			148,604
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			110,990
TOTAL MARKET VALUE			262,894
SOH/AGL Deduction			115,531
ASSESSED VALUE			147,363
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,952
TOTAL JUST VALUE			262,894
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055233	Electrical Servic		03/13/2026
23069	M H	340	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0168	3/06/2018	WD U		I	12	106,800
GRANTOR: REAL ESTATE GROWTH FU						
GRANTEE: CASSIDY SUMMERLIN						
1341/0586	5/25/2017	WD U		I	12	49,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: REAL ESTATE GROWTH						

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	0166	CONC, PAVMT	0	100	0	0		1.00	UT	0.00				300	
2	9947	Septic	0	0	0	0		1.00	UT	3,000.00				3,000	

2995 SW FRY AVE, FORT WHITE  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 05/06/2026 MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W23 S25 FOP= S10 E48 N10 W48\$ E48 N25 BAS= N25 W25 S25 E25\$ W25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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		A-1	0.00	0.00	9.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,990							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							