SW1/4 OF SE1/4 OF NE1/4 ORB
725-430, QD 1035-1628, QC 1048
-1201, QC 1052-202, CT 1300-

SUMMERLIN CASSIDY
3073 SW FRY AVE
FT WHITE, FL 32038

2027

22-7S-16-04282-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

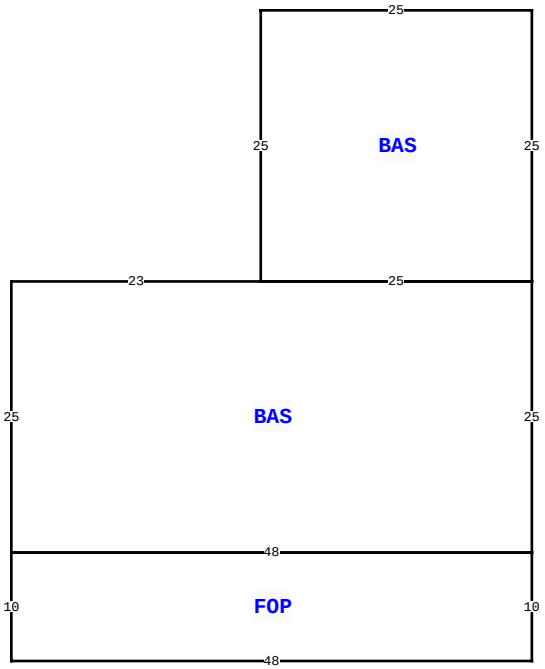
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	45,516
BAS	1,200	100		1,200	87,391
FOP	480	30		144	10,487
TOTALS	2,305			1,969	143,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	101.8500	112.04	220,607	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1825 HX Base Yr 2019



2995 SW FRY AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,395
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		110,990
TOTAL MARKET VALUE		257,685
SOH/AGL Deduction		105,773
ASSESSED VALUE		151,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,501
TOTAL JUST VALUE		257,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,283

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 FOP= S10 E48 N10 W48$ E48 N25 BAS= N25 W25 S25 E25$ W25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	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							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/16/2026 BY SYS