ONE ACRE SQUARE IN SW COR OF NW1
NE1/4.

BLANTON MELISSA
2989 SW FRY AVE
FORT WHITE, FL 32038

2027

22-7S-16-04282-004

BUILDING CHARACTERISTICS

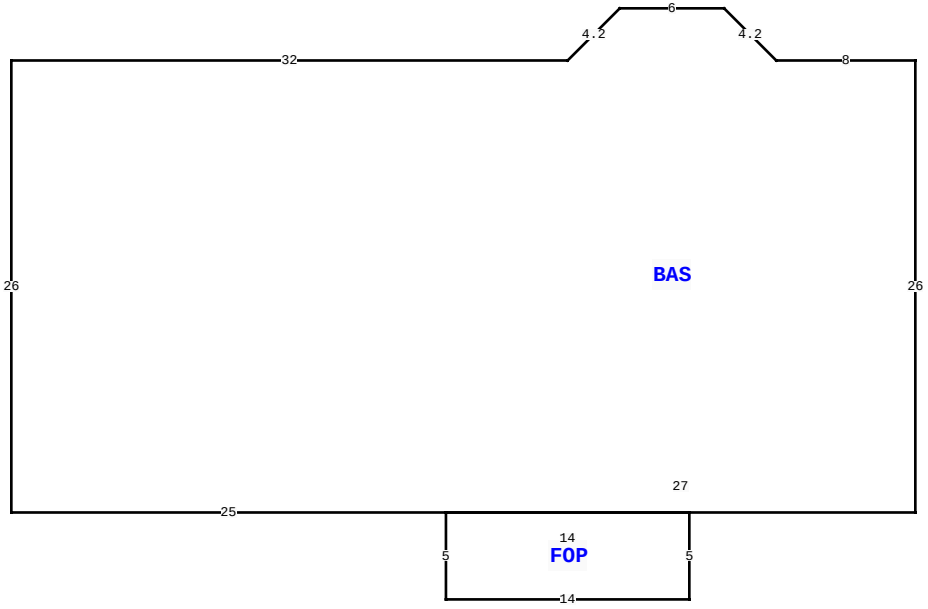
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,379	100		1,379	141,545
FOP	70	30		21	2,155
TOTALS	1,449			1,400	143,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	115.2000	126.72	177,408	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1379 HX Base Yr 2007



2989 SW FRY Ave, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		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
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,700
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		162,600
SOH/AGL Deduction		57,392
ASSESSED VALUE		105,208
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		48,797
TOTAL JUST VALUE		162,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23650	SFR	409	09/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/623	9/10/2026	QC	U	I	11	100
GRANTOR: TRICE BRADLEY						
GRANTEE: BLANTON MELISSA						
1576/2498	9/04/2026	QC	U	I	11	100
GRANTOR: BLANTON MELISSA						
GRANTEE: TRICE BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 U3 L3 W6 L3 D3 W32 S26 E25 FOP= S5 E14 N5 W14$ E27 N26$.

LAND DESCRIPTION

TOTAL OB/XF 900

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS