COMM AT NW COR OF SE1/4 OF NE1/4
FT FOR POB, CONT S 208.52 FT, E
208.52 FT, W 477.91 FT TO POB (A

TRICE BRADLEY/TRICE MELINDA
2989 SW FRY AVE
FT WHITE, FL 32038

2027

22-7S-16-04282-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,488
TOTAL LAND VALUE - MARKET	22,140
TOTAL MARKET VALUE	30,628
SOH/AGL Deduction	4,132
ASSESSED VALUE	26,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,496
TOTAL JUST VALUE	30,628
NCON VALUE	8,488
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/625	9/10/2026	QC	U	V	11	100
GRANTOR: BLANTON MELISSA JEAN						
GRANTEE: TRICE BRADLEY						
1299/1749	8/11/2015	QC	U	V	11	100
GRANTOR: BETTY G & HUBERT GAY						
GRANTEE: MELISSA JEAN BLANTO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	18	26	1.00	UT	7,488.00	7,488.00	100	2027	2026		100	7,488	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,488

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/16/2026 BY SYS