S1/2 OF NW1/4 OF NE1/4 OF
NE1/4. ORB 822-697, 838-2275,
894-284, 285, 287, 966-2178,

BURNS ESTELLA
2725 SW FRY AVE
FT WHITE, FL 32038

2027

22-7S-16-04283-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

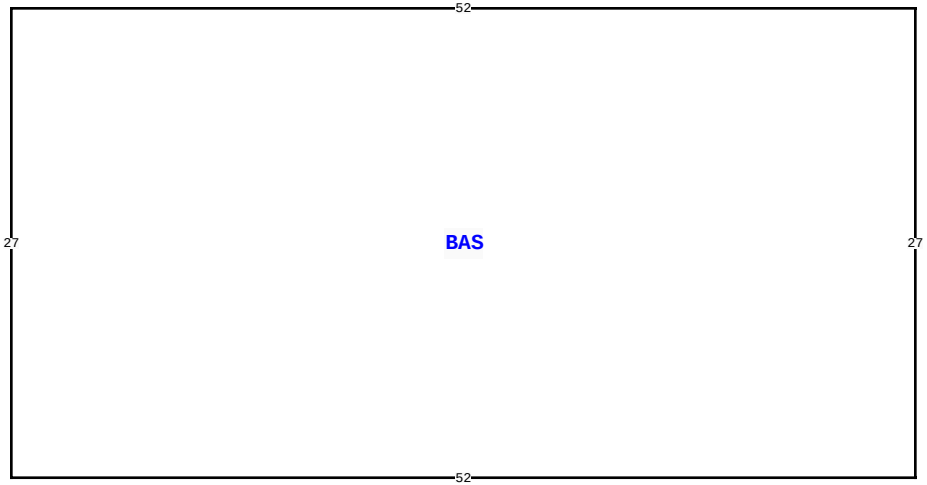
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,799
TOTALS	1,404			1,404	81,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2004 Heated Area: 1404 HX Base Yr 2004



2725 SW FRY AVE, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,799
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		153,799
SOH/AGL Deduction		82,590
ASSESSED VALUE		71,209
TOTAL EXEMPTION VALUE	HX HB	46,209
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,679

PRMT:2:1: CURTIS HAMPTON
SALE:2:1: 10.01 AC
SALE:1:1: 5.00 AC
BLDG:1:1: DEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16026	M H	125	09/09/1999
12781	M H	125	07/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/2384	5/20/2010	WD	U	I	11	100
GRANTOR: HARRY & PATRICIA DICK						
GRANTEE: ESTELLA BURNS (CORR						
0982/1419	2/12/2003	QC	Q	V	01	100
GRANTOR: HARRY & PATRICIA DICK						
GRANTEE: ESTELLE BURNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS