SW1/4 OF NE1/4 EX RD R/W & EX A
DESC IN ORB 917-1094 & EX 5.01 A
1434-534.

YATES CAROLYN RENEE BAILEY
2932 SW FRY AVE
FORT WHITE, FL 32038

**2027**

**22-7S-16-04292-000**

## BUILDING CHARACTERISTICS

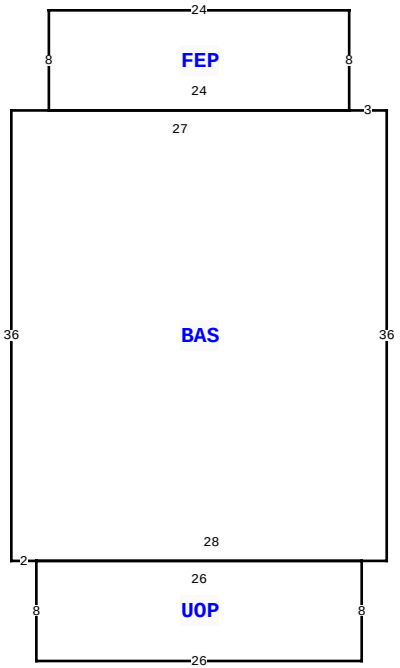
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 5000 | IMPROVED AG |
| 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 | 1,080 | 100 | | 1,080 | 81,158 |
| FEP | 192 | 80 | | 154 | 11,573 |
| UOP | 208 | 20 | | 42 | 3,156 |
| TOTALS | 1,480 | | | 1,276 | 95,887 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,276 | 105.1000 | 115.61 | 147,518 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1080 HX Base Yr 2023




2932 SW FRY AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 44 | 704.00 | UT | 12.00 | 12.00 | 50 | 2009 | 2009 | 3 | 50 | 4,224 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,400.00 | 1,400.00 | 100 | 2021 | 2020 | | 100 | 1,400 | |
| 4 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 95,887 |
| TOTAL MARKET OB/XF VALUE | | 8,724 |
| TOTAL LAND VALUE - MARKET | | 174,930 |
| TOTAL MARKET VALUE | | 125,064 |
| SOH/AGL Deduction | | 4,917 |
| ASSESSED VALUE | | 120,147 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 68,736 |
| TOTAL JUST VALUE | | 279,541 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,283 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19075 | M H | 125 | 12/26/2001 |
| 17640 | M H | 125 | 11/13/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1421/1894 | 9/05/2020 | QC | U | I | 14 | 100 |
| GRANTOR: GERALD D BAILEY SUCC | | | | | | |
| GRANTEE: CAROLYN RENEE BAILE | | | | | | |
| 1178/1728 | 8/10/2009 | PB | U | V | 11 | 100 |
| GRANTOR: ESTATE OF JAMES C BAI | | | | | | |
| GRANTEE: ROBERT W BAILEY AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W3 FEP= N8 W24 S8 E24$ W27 S36 E2 UOP= S8 E26 N8 W26$ E28 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 8,724

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 14,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 100 | | | | | 7.50 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,100 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 100 | | | | | 15.49 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 4,353 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 100 | | | | | 22.99 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 160,930 | | | | | | | |

REVIEW DATE 09/14/2026 BY AJ Total Acres: 24.99 Total Land Value: 20,453 Market: 160,930 Agricultural: 6,453 Common: 14,000 PRINTED 11/17/2026 BY SYS